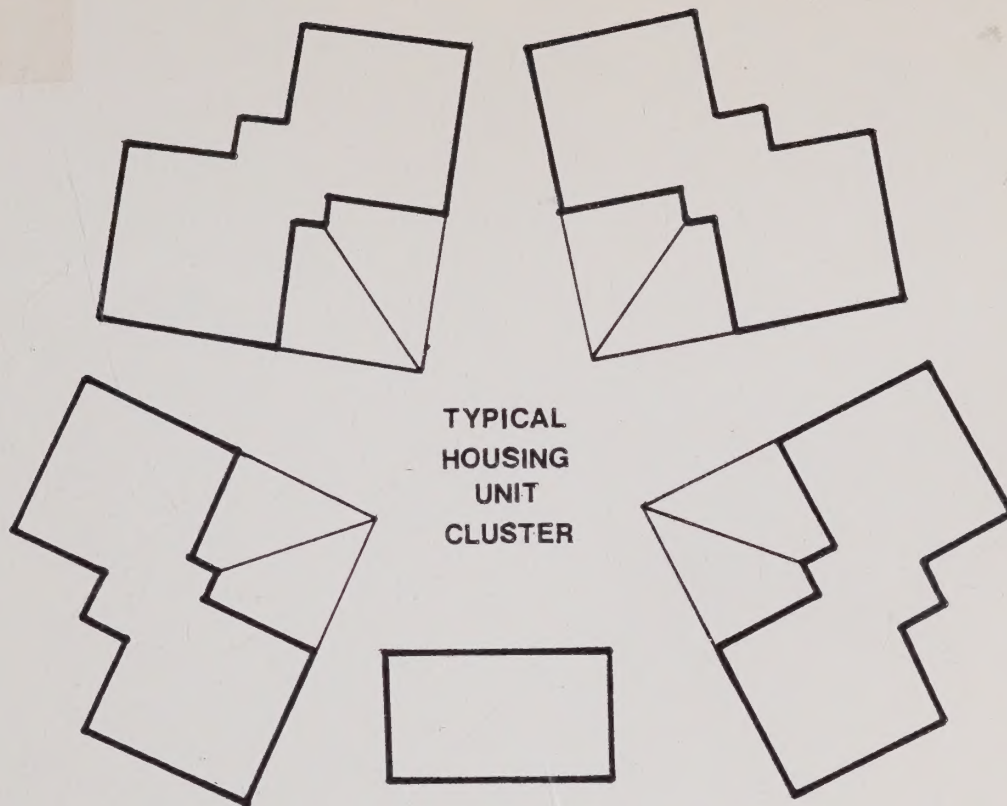


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**PROPOSAL FOR REPLACEMENT
OF
SANTA RITA JAIL FACILITY
ALAMEDA COUNTY**

INSTITUTE OF ENVIRONMENTAL
STUDIES

JUL 19 1985

UNIVERSITY OF CALIFORNIA

R.C.F. COMPANY
P.O. BOX 3757
HAYWARD, CALIF.
94540



July 19, 1981

Board of Supervisors
Alameda County, California

Dear Sirs:

We are pleased to present a proposal for the design and construction of the replacement for the existing Santa Clara Jail facility.

The proposed facility will consist of a 100,000 square foot building with a central courtyard and a parking lot. The facility will be designed to meet the needs of the County and the State and will be constructed in accordance with the requirements of the State and the County.

Additionally, we will submit to you a 100% design and construction schedule if County approval is given to the State approval of the proposed facility.

We are sure that you will be fully satisfied with this proposal. It is our hope that you will be fully satisfied with the proposal. Once you have had the time to review this proposal, we would greatly appreciate the opportunity to meet with you to discuss the proposal and answer your questions.

We thank you for your consideration.

Sincerely,


Richard A. Stupp

Richard A. Stupp
Richard A. Stupp
General Manager

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

JUL 19 1985

UNIVERSITY OF CALIFORNIA



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May 25, 1983

Board of Supervisors
Alameda County, California

Gentlemen:

RCF is pleased to present a proposal for the design and construction of the replacement for the present Santa Rita Jail facility.

Our proposal is unique in that the RCF team is willing to commit to and bond for the prices submitted in this document and begin construction immediately once proper County and State agencies have granted the appropriate review and approvals.

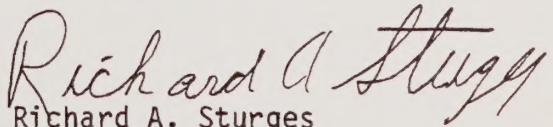
Additionally, we will commit to a 18-24 month design and construction schedule if County agencies will commit to the team approach discussed in the schedule section.

We ask that you take the time to fully digest and analyze this proposal in order to fully understand what the RCF team can do for the County. Once you have had the time to review this proposal, we would greatly appreciate the opportunity to make a formal presentation and allow you to ask further questions.

We thank you for your cooperation.

Sincerely,

RCF COMPANY


Richard A. Sturges
General Manager

RAS:cme

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PROPOSAL SUMMARY

This proposal is in response to the "bidders" meeting called by Alameda County on April 12, 1983 and the three (3) subsequent letters issued by the Office of County Administrator, dated April 19, April 26 and May 12.

A summary of key proposal elements follows:

1. PRICE AND SCHEDULE BID

The RCF team, which is fully described on the following pages, proposes the following:

- a. Design and build a new detention facility using referenced County guidelines (including those none-specified items identified in Item 2) to provide a complete and practical detention complex for a lump sum of \$ 93,303,000.00. Due to changing market conditions this price can be held for thirty (30) days.
- b. Commit to a 18-24 month design and construction schedule using fast-track methods and depending upon the team assistance provided by the County.
- c. Provide a financing alternative to state funding.

2. ADDITIONAL ITEMS

The proposal includes the following additional items and features over and above those specified by the County.

- o A complete package of security devices and systems including a perimeter detection system. These are fully discussed in the Part 3, Section C.
- o Staff and Visitor Parking
- o Fully Fenced (side & top) Recreation Areas
- o A site designed to easily accommodate future growth
- o Chapel Facilities
- o Allowance for Kitchen Equipment
- o Allowance for Food Transfer Equipment
- o Allowance for Bakery Equipment
- o Allowance for Laundry Equipment
- o Allowance for Gate House

Most of these additional items and/or features can be deleted. The RCF team will provide the appropriate deductible amounts upon request.

3. EXCLUSIONS

Also, for clarity, the following items are not included in any of the above costs:

- o Administrative office improvements such as drapes, special paneling, moveable partitions, wallpaper, etc.
- o Perimeter fencing
- o Plan check fees
- o Building permit
- o Any other State, County or City fees of any kind
- o Utility fees of any kind
- o Costs associated with providing level construction site (our price is based upon the County, providing a clear and level site with no underground obstructions).
- o Maintenance equipment
- o Shop equipment
- o Hobby, exercise and sport equipment
- o Office equipment and furniture
- o Chapel furnishings, special finishes and furniture
- o Hospital equipment and dental equipment
- o Costs associated with providing fire sprinklers in cells (our price is based upon smoke detectors only in each of the cells - as specified by the County).

4. DESIGN LED BY DETENTION SPECIALISTS

Both RCF and Universal Security Products, Inc. are fully experienced detention facilities professionals who deal only with detention security systems and design such systems on a day in/day out basis. It makes practical and economical sense that such detention specialists would lead the design and layout.

5. MINORITY INVOLVEMENT

The RCF team is fully committed to the Alameda County Affirmative Action employment goals including the employment of 31% of minority workers in each trade.

6. LOCAL BENEFITS

It is estimated that 50% of the construction dollars will go to subcontractors, suppliers and/or individuals located in Alameda County with 100% going to Bay Area firms.

7. BONDABILITY

The RCF team is easily bondable for this project. The key bonding agencies are referenced in this document.

8. UNION PARTICIPATION

The RCF team has a policy that all construction work will be conducted by union labor.

A. TEAM CONCEPT AND COMPOSITION:

Concept

RCF has completed over nine similar projects throughout the United States and Canada. In all of these projects we have relied upon certain local expertise to perform locally oriented design and construction. The use of such expertise has been an invaluable asset and has been one of the major reasons for our spectacular success during the last five years.

Composition

On this project we have gathered what we feel is the most competent and aggressive team for the design and construction of this project. We fully realize the magnitude of this project and have called upon the best contractors and builders available in the Bay Area. Each team member was chosen for a specific reason and was one of many considered in each case. We reviewed the specific areas of expertise and chose the following:

Team Leader & Co-Designer:	The RCF Co.
Construction Manager & Co-Designer:	Carl N. Swenson Co., Inc.
Co-Designer & Architect of Record:	Garretson-Elmendorf-Zinov
Electrical Designer & Contractor:	Rosendin Electric
Structural Engineers:	Creegan & D'Angelo
Mechanical Design & Contractor:	Sam Wallace Co.
Detention Contractor & Security Consultant	Universal Security Products Inc.
Financing Group:	Shearson American Express

Bidding Process

Naturally there will be many subcontractors and trades required to complete this project. Bids will be taken from qualified subcontractors with emphasis upon minority involvement, quality of past construction, bondability, and ability to comply with schedule requirements.

Local Involvement

It is projected that 50% of the work will go to Alameda County firms and 100% to Bay Area concerns.

B. TEAM MEMBER RESUMES:

RCF COMPANY

RCF Company was formed in 1978 by combining the knowledge of two well established companies in the specialty field of detention facility construction; Universal Security Products, Inc. whose expertise is in detention contracting and Johnson Fireproof Door Company whose expertise is in the manufacture of security hollow metal panels, frames, and doors.

UNIVERSAL SECURITY PRODUCTS, INC.

Universal Security Products is a detention equipment contractor who has been in business since 1970. U.S.P. has successfully completed an impressive list of installation in detention and correctional facilities nationwide. The detention products offered by U.S.P. include security hardware, locking devices, furniture, grillage, and a most unique and sophisticated graphic security door control and monitoring system complete with CCTV, communications, and life safety monitor features. U.S.P. also provides professional architectural and engineering services such as design, programming, need assessment studies, site selection and evaluation, budget estimating and cost proposals, construction document production, specifications, feasibility studies, existing correctional facilities evaluation and security control system design. U.S.P.'s contracting service allows us to provide installation throughout the United States and Canada.

JOHNSON FIREPROOF DOOR COMPANY

Johnson Fireproof Door Co. is a security hollow metal manufacturer who has been in business over 40 years. J.F.P.D.'s design expertise, manufacturing plant, and fabrication equipment has made them one of the most highly regarded manufacturers of security hollow metal work in the industry. J.F.P.D. Co. is one of only a few such companies in the United States that deals exclusively in security hollow metal products.

The professional staff at J.F.P.D. knows the needs, problems, and peculiarities of correctional facilities. They know the technicalities of prison hardware and design their product to fit these unique requirements. J.F.P.D. has equipped their plant with state-of-the-art computerized machinery to assure a quality product and high production capacity.

R.C.F.'s, U.S.P.'s, and J.F.P.D.'s key staff provide years of detention equipment experience.

RCF COMPANY - REPRESENTATIVE COMPLETED FACILITIES

Contra Costa County Women's Facility Richmond, California October 1978	16 Beds
Santa Rita Rehabilitation Center Pleasanton, California June 1979	32 Beds
Barrie Prison Ontario, Canada March 1980	32 Beds
Placer County Sheriff's Station Auburn, California June 1980	32 Beds*
Washoe County Detention Center Reno, Nevada March 1981	96 Beds
Peoria Jail Additions Peoria, Illinois June 1981	40 Beds
Clermont County Law Enforcement and Correctional Center Batavia, Ohio December 1981	40 Beds
Pompano Detention Facility Broward County Sheriff's Department Pompano, Florida October 1982	296 Beds
Palmer Public Safety Building City of Palmer Palmer, Alaska November 1982 (detention housing portion)	12 Beds
Essex County Women's Detention Facility Verona, New Jersey December 1982	68 Beds

*Includes 16 beds relocated from Contra Costa County Women's Facility

RCF CLIENT REFERENCES

Capt. Ables
Placer County Jail
P. O. Box 351
Auburn, California 95603
(916) 823-4561

Capt. Santucci
Santa Rita Rehabilitaton
P. O. Box 87
Pleasanton, California 94566
(415) 828-5400

Bill West
Laliberte & West Ind., Inc.
5147 Tomken Road
Mississauga, Ontario L4W1P1
(416) 624-5381

Lt. Ed Lightner
Washoe County Detention Facility
P. O. Box 2915
Reno, Nevada 89520
(702) 785-6220

Sheriff Shadid
Peoria County Jail
310 Hamilton Boulevard
Peoria, Illinois 61602
(309) 672-6040

Sheriff John VanCamp
Clermont County Jail
270 So. Main Street
Batavia, Ohio 45103
(513) 732-2231

Nicholas Struble
Division of Budget & Manpower
Room 550, Hall of Records
High Street
Neward, New Jersey 07102
(201) 961-7614

Lt. Fred Bauknecht
Detention Division
P. O. Box 9507
Ft. Lauderdale, Florida 33310
(305) 971-1150

Robert M. Henderson
Chief of Police
P. O. Box 1368
Palmer, Alaska 99645
(907) 745-4811

Richard A. Sturges - General Manager of RCF Company
Hayward, California

B.S. Civil Engineering, San Jose University, 1952
Registered Civil Engineer, California #11660

- 1954 - 1958 Professional Structural and Civil Engineer
Worked on various commercial and governmental projects
throughout California.
- 1958 - 1969 Chief Engineer with Herrick Corporation and its jail
division Herrick Pacific. During this time, was respons-
ible for development and production of heat treating
process for tool resistant steels for jail application.
Also invented and developed one of the first rack and
pinion locking devices that is now widely used throughout
the county.
- 1969 - Present Vice President of Universal Security Products, Inc.,
Hayward, California and General Manager of RCF Company.
- During this period, was in charge of USP field operations
and research and development progress that led to USP's
current participation in the modular factory built jail
field with RCF.

Donald Pollitz - Vice President, Johnson Fireproof Door Company
General Manager of RCF Company, Chicago, Illinois

36 years of experience in design and fabrication of gauge metal
products with specialization in the manufacture of security detention
doors, frames, and panels for jail application.

Attended IIT in Illinois prior to joining the Johnson organization.
Active in ASTM committee work related to security application.

Since the initial concept of RCF Company, has directed the total shop
operation in the Chicago plant. Also responsible for the RCF research and
development program.

Daryl L. Hine - President and General Manager of Universal Security Products, Inc., Hayward, California

B.S. Degree, Mechanical Engineering, Healds Engineering College, San Francisco, California

32 years varied mechanical and structural design experience, administrative engineering and management.

Military Service - U.S. Navy, two years World War II

Entered the jail equipment field in 1957, since then actively engaged in this type of construction.

1957 - 1969 Chief Draftsman, Jail Equipment Division
Herrick Corporation and Herrick Pacific Corp.

1969 - Present Universal Security Products, Inc.

Responsibility: Complete charge of project including details, coordination of shop fabrication and field erection. Administrative purchasing for all jail and prison projects throughout the entire United States.

Santino E. Pipitone - Vice President and Manager of Sales and Engineering, Universal Security Products, Inc., Hayward, California

Attended St. Louis University, Mechanical Engineering and Hadley Vocational Drafting and Engineering Trade School.

Work experience in jail construction as follows:

1958 - 1965 Pauly Jail Building Co., St. Louis, Missouri
Drafting, engineering and field supervision on many jobs throughout the U.S. Was in charge of Paul Jail Building field operations in New York, New Jersey.

1965 - 1970 Chief Draftsman, Jail Equipment Division, Herrick Pacific Corp., Hayward, California

1970 - Present Manager of Engineering, Manager of Sales
Complete charge of engineering and drafting of all jail projects. Supervise extensive developmental projects related to new locking equipment. Experience has made Mr. Pipitone one of the most knowledgeable experts in all types and brands of jail detention equipment.

Jack G. Willard - Project Engineer, Security Control Systems
Universal Security Products, Inc. (RCF)

1968 - 1979 Various electrical projects performing wiring, design, trouble-shooting, and repair.

1979 - Present Manager, Control Systems Division/Project Engineer for Universal Security Products, Inc., Hayward, California.

Established in-house control systems design capabilities. Established, developed, and expanded company's security control systems product. Areas of responsibility include sales, estimating, administration of control systems engineering, and project engineering including design of security control systems.

Education:

1970 United States Army school. Course 3520 Avionics Navigational Equipment Repair (basic and advance electronics)

1979 - 80 Business Administration, Business Law, Accounting, Marketing, Chabot College, Hayward, California

Larry Williams - General Field Superintendent

1957 - 1977 Field Foreman specializing in jail installation for Herrick Corp. Experience in the installation, maintenance, and repair of the equipment of virtually every major manufacturer of detention locks and equipment. Specific installation responsibility for scores of jail projects throughout the country.

1978 - Present General Field Manager, Universal Security Products, Inc.

Currently responsible for overall supervision of USP's entire field installation and maintenance program. Directs all the field operations, handles customer turnover, and maintenance and warranty work for all USP and RCF projects.

UNIVERSAL SECURITY PRODUCTS, INC.
PROJECT LIST

<u>Project</u>	<u>Approximate Value, Jail Equipment</u>
Penitentiary of New Mexico Maximum/Close Facility Santa Fe, New Mexico 1982	\$ 2,757,00.
King County Correctional Facility Seattle, Washington 1982	\$ 1,374,000.
Klickitat County Detention Facility Goldendale, Washington 1982	\$ 379,000.
Relocatable Maximum Security Jail House Facility Pompano Beach, Florida 1982	\$ 929,100.
Clark County Correctional Center Vancouver, Washington 1981	\$ 1,350,000.
Amador County Detention Facility and Sheriff's Office Jackson, California 1981	\$ 354,000.
Housing in Gym Building Dodge Correctional Institution Waupun, Wisconsin 1981	\$ 525,000.
Phase III, Justice Center Portland, Oregon 1981	\$ 1,735,000.
Southern Desert Correctional Center Indian Springs, Nevada 1980	\$ 707,000.
South Bay Regional Center Chula Vista, California 1979	\$ 1,715,000.
Pre-Trial Detention Facility Ventura, California (402 Electric Release Devices) (72 Units of Locking Devices) 1978	\$ 2,240,000.
Cuyahoga County Justice Center Cleveland, Ohio (173 Units of Locking Devices) 1975	\$ 2,600,000.

UNIVERSAL SECURITY PRODUCTS, INC.

REFERENCES

1. Walker/McGough/Foltz/Lyerla, Archts.
West 244 Main
Spokane, Washington 99201
Mr. Jack Shetter
Telephone: 509/838-8681
2. Crocker National Bank
Hayward Main Office
P. O. Box 6000
Hayward, California 94541
Mr. John Combs
Telephone: 415/881-5331
3. Prindle, Patrick & Partners, Archts.
199 South Fifth Street
Columbus, Ohio 43215
Mr. Alan Patrick
Telephone: 614/228-3233
4. H. D. & R., Inc. of Arizona
100 W. Clarendon, Suite 1222
Phoenix, Arizona 85013
Mr. Bob Kahl
Telephone: 602/264-0731
5. Turner Construction Company
445 South Figueroa
Los Angeles, California 90071
Mr. Chuck Harger
Telephone: 213/683-1430
6. Forderer Cornice Works
269 Potrero Avenue
San Francisco, California 94103
Mr. A. E. Forderer
Telephone: 415/431-4100
7. Folger Adam Company
P. O. Box 688
Joilet, Illinois 60434
Mr. Fred Varelans
Telephone: 815/723-3438
8. Department of Corrections
State of Colorado
6835 N. Academy Boulevard
Colorado Springs, Colorado 80907
Mr. Robert Kula
Telephone: 303/598-0729
9. Bradbury & Stamm Construction
P. O. Box 25027
Albuquerque, New Mexico 87107
Mr. A. C. Scrivner
Telephone: 505/765-1200
10. H. D. & R. of Texas
12700 Hillcrest Road, Suite 125
Dallas, Texas 75230
Mr. Sy Crochet
Telephone: 214/980-0001

QUALIFICATIONS
FOR
CARL N. SWENSON CO., INC.

The selection of a multi-faceted Construction Manager was absolutely critical. The Carl N. Swenson Co., Inc. was the first selection of the RCF team for the following reasons:

DETENTION CONSTRUCTION EXPERIENCE

The Carl N. Swenson Co., Inc. has constructed several dentention facilities including an addition to the San Jose Jail, the holding facilities in the Santa Clara Superior Court House and recently (1982) constructed Santa Cruz County Jail and acted as design phase Construction Manager for Phase II of Santa Cruz County Jail.

CONCRETE SPECIALIST

The Carl N. Swenson Co., Inc. has specialized in the use of concrete for industrial, institutional and commercial projects since the 1920's. In fact, they introduced tilt-up technology to the area in the 1950's and have been using precast, prestressing and many other special concrete methods and concepts for well over 20 years.

As you will see in the Building Technology section, concrete is the basic building material for most of the buildings. The Swenson Co. trains and employs its own concrete placing personnel.

GENERAL CONTRACTING CAPABILITY

The Swenson Co. has a very capable team of seasoned administrators and superintendents who are well experienced with coordinating and directing the efforts of a large number of subcontractors and directing the efforts of their own carpenters, laborers, cement masons and operating engineers.

LOCAL EXPERIENCE

This Company has been constructing industrial and commercial projects in Alameda County for decades. Most recently major multi-million dollar

projects have been built in Hayward for P.T. & T., in Fremont for GM and at Livermore Laboratories. Currently, the Swenson Co. is building in Fremont for GM/Toyota, at Livermore Laboratories and at Alameda Naval Air Station.

In neighboring Contra Costa County over 40 million dollars in construction work is currently underway and many millions more are under construction around the Bay Area.

CONSTRUCTION MANAGEMENT EXPERIENCE

The ability to coordinate and manage large complex projects was a must. The Swenson Co. was one of the first builders to take on the construction management role in the 1960's. Today it is performing construction management for such diverse clients as Dominical Hospital in Santa Cruz (30 million dollars total, 12 million dollar addition currently underway) and NEC in Roseville (150 million dollar plus electronics assembly plant).

DESIGN

The design capability of the Swenson Co. is a great plus for this project. Their large design staff is an essential part of the team which designed and redesigned until the most cost effective approach was found.

The attached material was selected to demonstrate Swenson's capability in each of these areas. More information in any of the areas is available upon request.

OWNERSHIP & GENERAL BACKGROUND AND PERSONNEL

The Carl N. Swenson Co., Inc. is a closely held corporation which has operated continuously in Northern California since 1912 (incorporated in 1947). Although the founder and namesake died in 1974, his sons continued to run the Company. Since 1912, the company has completed over 1-1/2 billion dollars of commercial/industrial construction work. In 1982 the company was ranked number 154 nationally and number 8 in Northern California.

There are very few, if any, companies that have the construction experience and longevity of key personnel that the Swenson Co. has. Yet, there is a tremendous amount of energy in the company with many positions being filled by young, aggressive people - working to carry on the traditions which have been the key to our success.

Please see the attached pages for more information about our key personnel.

ARNOLD SWENSON

Executive Vice President

Arnold Swenson has worked in every phase of construction from 1936 to the present. He is intimately familiar with all Company field operations and personnel.

Among hundreds of Swenson projects he knows first-hand, Mr. Swenson cites the construction of the NASA hanger and air strip, and the Moffett wind tunnels, as the most challenging and rewarding. He received the Meritorious Civilian Award for the construction of the Submarine Repair Base at Pier 16 in San Francisco.



Arnold Swenson studied business at Healds Business College.

His civic and professional activities include the Rotary and Elks Clubs, Presidents Club and Board of Fellows of the University of Santa Clara, Presidents Council of San Jose State University, Labor Council of the Associated General Contractors, Board of Directors, National Council of Christians and Jews, and the Society of American Military Engineers.

Arnold Swenson is married and father of four children.



CARL N. SWENSON CO., INC.
San Jose, California

MICHAEL FOWLER

Vice President and Manager, Construction Management Division

Mr. Fowler is responsible for all competitively bid projects and all construction management projects.

Under Mike's leadership, the Construction Management Division completed over 200 million dollars in construction work in a four year period. Major clients have included Sperry Univac Corporation, General Motors Corporation, Ford Motor Company, Signetics Corporation, Lone Star Industries, Inc., San Jose Mercury News, Wolff Sesnon Buttery, Dominican Santa Cruz Hospital, Lockheed Missiles & Space Company Corporation, and IBM.



He holds a business administration degree from the University of Santa Clara. He completed additional study in civil engineering and construction management with the Army Corps of Engineers.

Mr. Fowler is a member of San Jose Rotary and served as President of the Tapestry and Talent Festival Board, organizers of the annual arts extravaganza in downtown San Jose.



CARL N. SWENSON CO., INC.
San Jose, California

WILLIAM ONDRASEK

Vice President

Before assuming his current Company position, Mr. Ondrasek was head of Swenson's estimating department for 13 years.

Although a major contributor to dozens and dozens of Swenson projects since 1953, his largest jobs include IBM, Lockheed, Dominican Hospital, San Jose Mercury, Santa Clara County Superior Court, the Santa Clara County Administration building, Foothill College, Palo Alto Stanford Hospital, and Lipton Tea.



Mr. Ondrasek holds a bachelor of science degree from the University of Wisconsin, and is still active in its alumni association. He serves on the advisory council of San Jose State's Engineering School, was chairman of the first Central Coast District of the Associated General Contractors, is past president of San Jose's University Club, and is member of the Board of Directors of the Santa Clara Youth Village.

Mr. Ondrasek received the VFW Man of the Year award in 1958, the Optomist Club Community Service award in 1957, and holds a Bronze star for service during World War II.



CARL N. SWENSON CO., INC.
San Jose, California

CLIFF PETERSEN

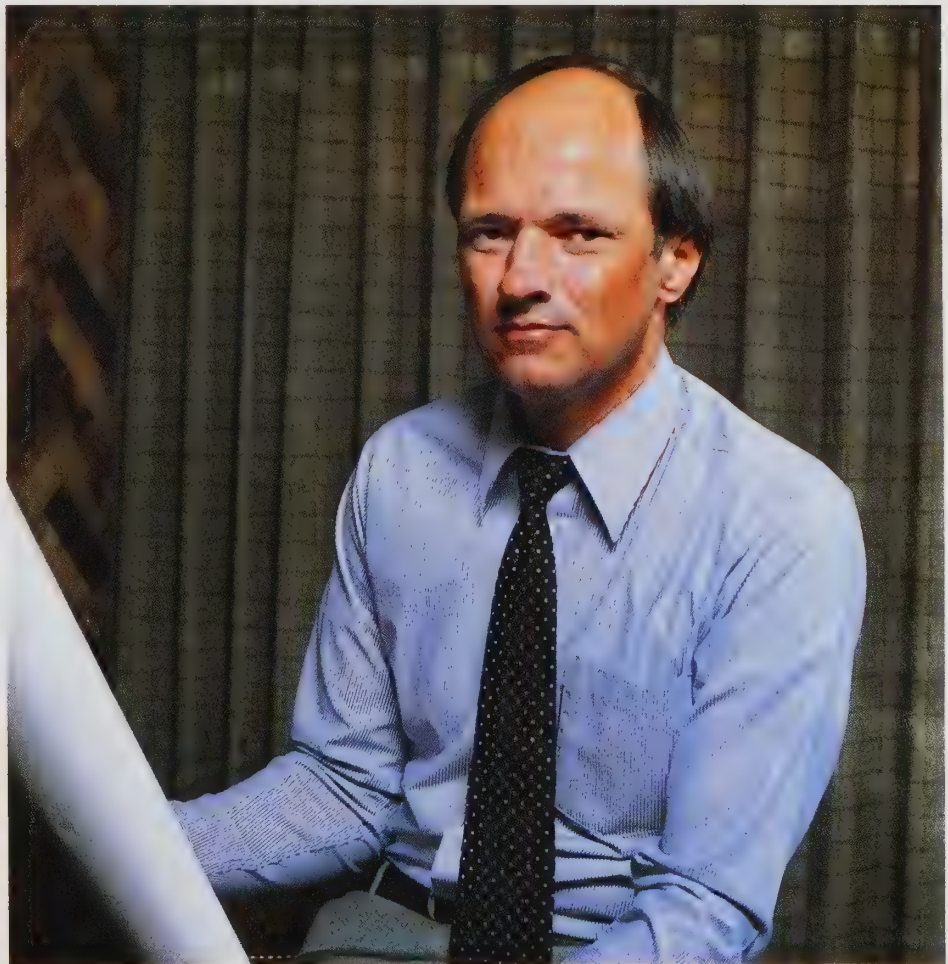
Vice President/Principal Architect

Since 1979, Mr. Petersen has served as Principal architect and manager of the Architectural Department at the Carl N. Swenson Co., Inc., with overall responsibility for projects and personnel. During four previous years with Swenson, he was project architect.

Mr. Petersen has directed the design of over \$40 million of construction at Swenson. His major personal projects include the Swenson Financial Plaza, the Social Security Data Operations Center in Salinas, Boschert Manufacturing in Manteca, Eggo Foods in Milpitas, and many others.

For ten years previous, Mr. Petersen worked for several prominent Santa Clara county architectural firms.

He is a graduate of the University of California at Berkeley, with a Bachelor of Architecture Degree, and a member of the American Institute of Architects and the Construction Specifications Institute.



CARL N. SWENSON CO., INC.
San Jose, California

FIELD SUPERINTENDENTS AND FIELD PERSONNEL

The Carl N. Swenson Company derives its greatest strength from its people - qualified, experienced and dedicated individuals at every level of operation.

Perhaps the best expression of this fact is found in the Company's field Superintendents and field personnel - The backbone of every Swenson project. For example. The 12 most experienced field professionals average over 21 years service with the Company - dramatic testimony to the professional depth and continuity provided to every Swenson Client.

The most senior field superintendents are Chet Antonowicz (37 years), Peter Navarro (32 years), Art Simione (30 years), and Viggo Kongshoy (25 years) - a combined service of 124 years with Swenson Co., and a total of 151 years experience in the construction industry.

In all, Swenson's 28 key field members offer a combined service of 322 years with the Swenson Co., and an average service of 11 years with the company and an average of 28 years in construction. This depth of service, continuity and experience is rarely found in any construction company - local, regional or national - and graphically explains the success and pride behind the Carl N. Swenson Co., Inc.

<u>Name</u>	<u>Years Service - Swenson Co.</u>	<u>Years In Construction</u>
Chet Antonowicz	37 Years	37 Years
Peter G. Navarro	32 Years	35 Years
Art Simione	30 Years	37 Years
Viggo Kongshoy	25 Years	42 Years
Ray Carillo	20 Years	25 Years
Carl Stevens	19 Years	32 Years
Richard Steele	18 Years	18 Years
John Havens	17 Years	23 Years
Floyd Rocklage	15 Years	37 Years
Art Simione, Jr.	15 Years	15 Years
Tony Scionti	15 Years	44 Years
Denis Douat	12 Years	12 Years
Armando Gutierrez	9 Years	24 Years
Dick Hughes	6 Years	27 Years
Richard Gamberg	6 Years	19 Years
Otis Evans	6 Years	31 Years
Ken Waldvogel	6 Years	25 Years
Bob Mugno	4 Years	35 Years
Tim Scialabba	4 Years	35 Years
Jim Bowermaster	4 Years	34 Years
Harry Gallon	4 Years	35 Years
Bob McCully	4 Years	23 Years
Warren Mose	4 Years	26 Years
John Dawson	3 Years	8 Years
Paul Wilde	3 Years	40 Years
John Lawsha	2 Years	28 Years
Kaelin Conrad	1 Year	26 Years
Ted Woodward	1 Year	27 Years

SELECTED PROJECTS

Santa Cruz Adult Detention Facility

Santa Cruz, California



BOB CRONIN

ARCHITECT:

Kaplan/McLaughlin/Diaz, San Francisco

COMMENT:

The project, a one and two story building of 42,000 square feet, includes cells, food service facility, infirmary, administration and an arraignment court.



CARL N. SWENSON CO., INC.
San Jose, California

Superior Court Building

San Jose, California

ARCHITECT: Ernest J. Kump

COST: \$2,721,000

COMPLETED: 1964



COMMENT:

This multi-story project used 10,000 yards of concrete for the structural frame. The building was sandblasted for exterior architectural appearance and was accented with brick veneer.

Like the Main Library, also in downtown San Jose, the Superior Court Building required extensive excavation below the water table and continuous dewatering techniques. The facility was built on the original site of the County Jail and many hidden and abandoned concrete foundations and obstructions were encountered during construction.



CARL N. SWENSON CO., INC.
San Jose, California

Walnut Creek Center

ARCHITECT: Kaplan/McLaughlin/Diaz

COST: \$17,000,000

COMPLETION: 1982

The 250,000 square foot office complex, over underground parking, is near the Bart Station. The building features post-tensioned concrete suspended slabs, outdoor terraces, atriums and skylights.



CARL N. SWENSON CO., INC.
San Jose, California

5300 Stevens Creek Boulevard

Cupertino, California

DESIGN: Carl N. Swenson Co., Inc.

COMPLETION: 1981

COMMENT:

5300 Stevens Creek Boulevard is one of Swenson's proudest architectural achievements. The 88,000 square foot building, located on 4.25 acres, is entirely triangular, and sports a totally glass window exterior. The site contains 292 parking stalls.

This six-story triangular office tower, offering architectural character and prominence in the area, stands proudly in the heart of Silicon Valley. It's superbly located at the junction of Interstate 280, Lawrence Expressway, and Stevens Creek Boulevard. Downtown San Francisco is less than one hour away. The industrial parks of Oakmead, Marriot, and Moffett are just 5 minutes away. Both downtown San Jose and San Jose Airport are 10 minutes away. 5300 Stevens Creek offers its tenants a fine array of superb restaurants, hotels, and entertainment spots and a splendid variety of fine stores and business conveniences.



CARL N. SWENSON CO., INC.
San Jose, California

Sewage Treatment Plant

San Jose, California



ARCHITECT: Consoer, Chicago

COST: \$64,000,000

COMMENT:

The Swenson Company was one of four parties in this large joint venture project serving several cities in the Santa Clara Valley

This tertiary treatment complex had several unique features. First, 85,000 cubic yards of concrete were placed, the greater part in the first 10 months of construction.

Then, after structures were in place, the joint venture partners were responsible to install and test heavy mechanical and specialized equipment. Due to the multi-form system demands, each structure was designed and formed after extensive study and cross-checking to ensure optimum operating efficiencies.



CARL N. SWENSON CO., INC.
San Jose, California

FMC Corporation



Ordinance Division Manufacturing Building

ARCHITECT: Anshen Allen Architects,
San Francisco

COMMENT:

This design-build facility employed structural steel and partially precast walls.

An interesting innovation was the special Swenson diabase rock system, with a hardened finish, that was incorporated into project design and construction to withstand the impacts of forklifts, cranes and heavy equipment used in FMC's daily operations.

Central Engineering Laboratories

ARCHITECT: Anshen Allen Architects,
San Francisco

COMMENT:

This design-build project houses various research and developmental projects under one roof, with adjoining administration and drafting space.

The 80,000 square foot facility was constructed well ahead of schedule, and major cost savings were returned to the owner.



CARL N. SWENSON CO., INC.
San Jose, California

Social Security Administration Building General Services Administration (GSA)

Salinas, California

DESIGN: Carl N. Swenson Co., Inc.

COMPLETED: 1977

COST: \$8,000,000

COMMENT:

A two phase project, GSA-Salinas is a multi-pod steel and office complex with underground and on-site parking.

The entire two-story complex, of Spanish motif and red tile roof, presents truly outstanding architecture which enhances the City of Salinas.



CARL N. SWENSON CO., INC.
San Jose, California

General Motors Plant

Fremont, California

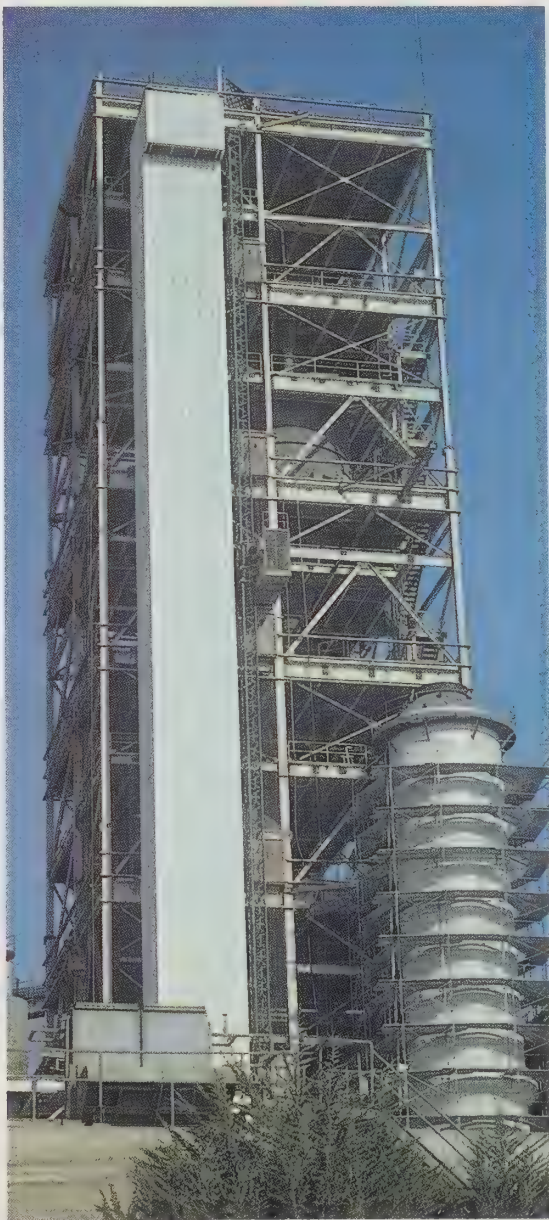
Since 1970, the Carl N. Swenson Company has completed over \$45,000,000 in projects for the General Motors Corporation.

The projects range from assembly lines, trenches, remodelings, plant expansions, and office buildings.

Swenson's ongoing affiliation with General Motors stems from strong competitive bidding and the Company's aggressive monitoring of project schedules.



CARL N. SWENSON CO., INC.
San Jose, California



Lone Star Industries

Davenport, California

ARCHITECT: Bende Engineering Company,
Hazelwood, Missouri

COST: \$13,000,000

COMMENT:

Lone Star Industries commenced a crash program in 1979 to modernize facilities and to achieve compliance with clean air standards.

The overall project often requiring fast-track procedures-called for major demolition, connecting tunnels, administration buildings, massive concrete foundations.

The project highlight was construction of twin concrete towers using the slip-form technique. The 94 foot towers required the continuous pouring of 1900 cubic yards of concrete.

Another construction element required that in the pre-heat structure, concrete slabs were placed and finished 263 feet above ground level.



CARL N. SWENSON CO., INC.
San Jose, California



Santa Clara County Government Center

San Jose, California

ARCHITECT: Hawley and Peterson,
Palo Alto, California

COMPLETED: 1972

COST: \$12,000,000

COMMENT:

A new complex of three structures. Two buildings used integrally colored precast tilt-up sections with sandblasted finish.

A distinctive architectural feature is a three story interior garden courtyard or atrium in the main building. Large plastic dome skylights were installed on a massive grid of wood-supporting members.



CARL N. SWENSON CO., INC.
San Jose, California

Dominican Hospital

Santa Cruz, California

**ARCHITECT: Rex Allen Associates,
San Francisco**

COMPLETED: 1968

COST: \$10,000,000



COMMENT:

The project is an on-going complex of poured-in-place concrete and structural steel.

The original project called for a 24 month construction schedule. However, due to tight teamwork among owner, contractor and architect, and due to Swenson's tight scheduling

and value engineering systems, only 18 months were required.

Labs and other structures for cardiology, x-ray, doctors' offices and general office were constructed. Swenson also completed remodeling of existing hospital facilities.



CARL N. SWENSON CO., INC.
San Jose, California

Pacific Telephone and Telegraph Company

Hayward, California



COMPUTER RECORDS CENTER

ARCHITECT:

Norton Curtis and Associates, San Jose

COMMENT:

This 142,000 square foot facility is the new regional computer records center for Pacific Telephone and Telegraph.

The six-story project consists of a cast-in-place concrete shell, structural steel frame, and a heavy sand blast exterior finish.

Special features include extensive electrical and mechanical control systems for security, fire protection and environmental control.



CARL N. SWENSON CO., INC.
San Jose, California

FMC Corporation Ordinance Division Office Building

San Jose, California



ARCHITECT:
Ruth and Going, San Jose

COMMENT:
Swenson was successful in negotiating the construction of this two story office building, containing 85,000 square feet.



CARL N. SWENSON CO., INC.
San Jose, California

Dataquest Inc.

San Jose, California

DESIGN: Carl N. Swenson Co., Inc.



COMMENT:

This is the first project in the Swenson Industrial Park in North San Jose.

The two-phase project will contain 110,000 square feet. Phase one is a three-story office building and a single story print-recreation building. Phase two is a second three-story office building.

The office structure contains deep fascias and overhangs for sun control and architectural articulation.

The main entry lobby features a mirror glass atrium for the full three stories.

The recreation complex holds two racquetball courts, an exercise room and a lounge.



CARL N. SWENSON CO., INC.
San Jose, California

Civic Executive Center

Walnut Creek, California



ARCHITECT:

Fisher-Friedman, San Francisco

COMMENT:

The color alone makes this three-story complex unique. A clear anodized aluminum, similar to the metallic finishes on luxury automobiles, will highlight the modern exterior.

Other quality features includes a lukabond exterior, rounded corners and intensive landscaping with bridges and retaining walls. The rear of the building contains a single level parking structure.



CARL N. SWENSON CO., INC.
San Jose, California

Nationwide Boiler, Inc.

Fremont, California

ARCHITECT:

Ruth and Going, San Jose

COMMENT:

Swenson demonstrated its construction management capabilities with completion of new national headquarters for Nationwide Boiler.

Using fast-track scheduling and phasing techniques, Swenson completed the 7,200 square foot wood frame office and 31,000 square foot assembly plant in only 6½ months.

Located in the Southern Pacific Industrial Park, the new facility features a private rail spur and a 40-ton overhead bridge crane operating on an 80 foot span.



BOB CRONIN



CARL N. SWENSON CO., INC.
San Jose, California



SWENSON



Lloyd's
Bank
Building
Downtown
San Jose



**Quality and Innovation in
Design, Development and Construction**

95 South Market Street San Jose, California 95120

San Jose
Mercury-
News
San Jose



SWENSON

For over half a century the Carl N. Swenson Company, Inc., has been an industry pace-setter. The formula for success is a blend of seasoned professional staff, constant breakthroughs in construction technology, and effective solutions to the challenges of time, cost and quality.

For the challenging decade of the 1980's, Swenson is uniquely prepared and qualified to fulfill your design, development and construction needs.

General
Motors
Fremont



The Swenson Story

Carl N. Swenson's first San Jose project — the Medical-Dental Building in 1928 — innovatively used concrete as both a structural and architectural element in highrise construction.

During the lean 1930's Carl N. Swenson endured and prospered by successfully constructing schools, bridges, hotels and government buildings throughout California.

Then through World War II the Company built numerous large and important military installations in the Bay Area.

SAN JOSE NEWS



Announcing Swenson's first San Jose project — 1928



NASA
Moffett Field

**Main
Library**

**Downtown
San Jose**



Construction

Since 1945, the diversity and scope of Swenson projects has been unparalleled.

In the institutional sector, the Company has constructed numerous hospitals, civic and government buildings, libraries, medical centers, airport installations, sewage treatment facilities, educational plants, and parking structures.

Large scale industrial projects — including automobile assembly plants — constitute a major portion of the Company's activity since 1950.

Swenson maintains a strong on-going affiliation with major defense-related clients.

In recent years the Company has achieved prodigious growth in manufacturing and office construction, in good part due to an in-house design capability that anticipated northern California's technological and service-oriented expansion.

The Carl N. Swenson Co., Inc. also successfully entered the commercial and housing markets and is owner and developer of several shopping centers.

Since its founding to the present, the Company has carried out well over one billion dollars in construction and development projects.

**Good
Samaritan
Hospital**

San Jose



Development

Many companies and investors have turned to Swenson to carry out their development objectives.

Swenson's significant real estate inventory and equity finance sources have propelled the company's strong development program.

In many instances joint venture developments, leased facilities, and other financial strategies prove economically advantageous to the client.

Swenson's Development Division consists of strong professional teams in all phases of real estate and marketing.

This full service in-house capability expertly executes the sale and lease of improved and unimproved property, handles real estate exchanges, joint ventures and partnerships, and provides investment analysis (cash flow, equity and depreciation analysis).



5300 Stevens Creek Boulevard

**Fremont
Office
Center
Fremont**



**Batton
Dysan
Building
Santa Clara**

Swenson's Property Division interacts early with project management teams to provide accurate data on rental rates and expenses, and reviews preliminary design and operating budgets for possible cost savings.

Swenson offers, as part of the Company's total service package, professional property management services to the interested client or property-owner. The Property Division specializes in existing properties and adaptive use projects.

**Social
Security
Building
Salinas**





IBM Corporation

San Jose

ISS Sperry-Univac

San Jose





Dysan Manufacturing Building

Santa Clara

In recent years the Carl N. Swenson Co., Inc. has specialized in projects benefitting high-technology companies throughout California.

Swenson's detailed knowledge of high-technology construction requirements translates into quality projects within schedule, or ahead of schedule, at lower cost to the client.

Fairchild

San Jose





**Municipal
Building**
San Jose

Experience

Swenson's thousands of satisfied clients at the local, regional and national levels, its intimate knowledge of construction markets and its success in carrying out

projects of any type or size, all provide assurances to the most demanding and discriminating client.

Financial Strength

The Carl N. Swenson Company, Inc. enjoys a solid financial position supported by substantial net worth development over a long and successful history.

Consequently, Swenson possesses a significant bonding capacity and the confidence of major banking and lending institutions.



**Ford
Motor
Company**
Milpitas



**Bank
of
America**

**Downtown
San Jose**

Total Capability

Under one roof, Swenson provides a complete range of services and disciplines for any portion of the design, development and construction process.

Project planning. Design. Estimating. Construction management. Financial and investment packaging and analysis. Real estate development. Property management.

No longer is there the time-consuming and expensive search for specialists from different disciplines and companies.

Swenson offers a complete and streamlined range of "in-house" services to carry any project from conception to occupancy.





Lone Star Industries

Davenport, California

Swenson's specialty construction capability for intricate and large scale projects, demanding precision tolerances, is the supreme test of a contractor's skill and experience.





Interior - Batton Dysan Building



Interior - Santa Clara County
Government Center, San Jose

Interior - Dysan Manufacturing Building



Interior Atrium - Swenson
Building, Downtown San Jose



INNOVATION

Years ago Swenson's leaders foresaw that rising costs required innovative responses in every phase of construction and development. Design. Competitive bidding. Value engineering. Scheduling. Management.



P.I.E. Building

Walnut Creek

Design

Swenson specializes in design-build projects that overlap architectural and construction phases. Company professionals are able to produce detailed cost summaries at any stage of development and construction. These capabilities are especially valuable to a client when working with his architect.



General
Motors
Office
Building
Fremont

Competitive Bidding

In contrast to many firms, the Carl N. Swenson Co., Inc. is constantly bidding and winning large-scale construction projects, giving the company insight into all pricing and sub-contractor activities. This knowledge is passed on to Swenson clients in the highly competitive construction market.



Dominican
Hospital
Santa Cruz



Superior Court Building

San Jose

Value Engineering

The Carl N. Swenson Company, Inc. is a genuine pioneer in value engineering — introducing all possible cost economies as early as possible during the design stage.

Swenson's continuing operations research, construction technology expertise, quantitative decision-making, and matrix purchasing power are unexcelled in the construction industry. At any point in time the company's decision-making tools identify the most cost-effective materials and the availability of long-lead equipment for any construction project.



**Community
Hospital**
Watsonville

Compressed Schedules

In today's money market, time relates directly to cost. Swenson's experience in compressing schedules by the use of critical path planning translates into significant time and cost savings to the client.



**Wastewater
Treatment
Plant**
San Jose



Crow Canyon Building

Walnut Creek

Management

Swenson's centralized executive group oversees the management and execution of every project.

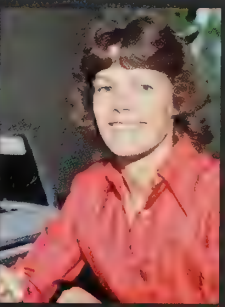
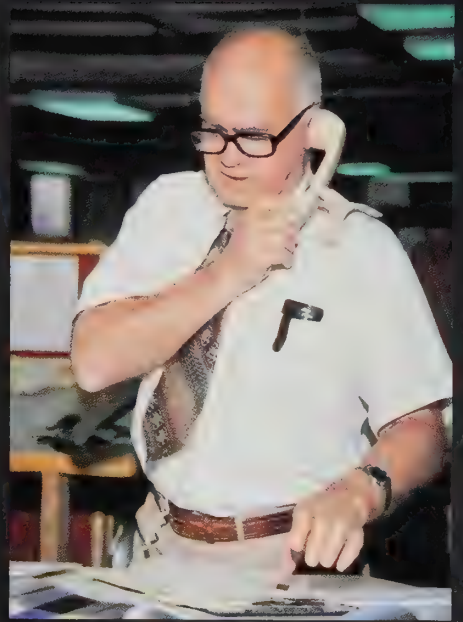
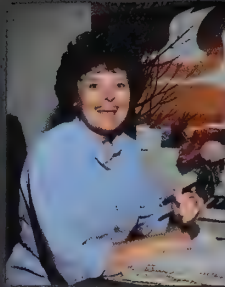
Actual implementation is carried out by a seasoned team of project managers, estimators, and other professionals. In addition, Swenson offers experienced specialists in design and in all phases of real estate development.

The project team interfaces intensely and continually with the client and his representatives from inception to completion.

San Fernando Building

Downtown San Jose



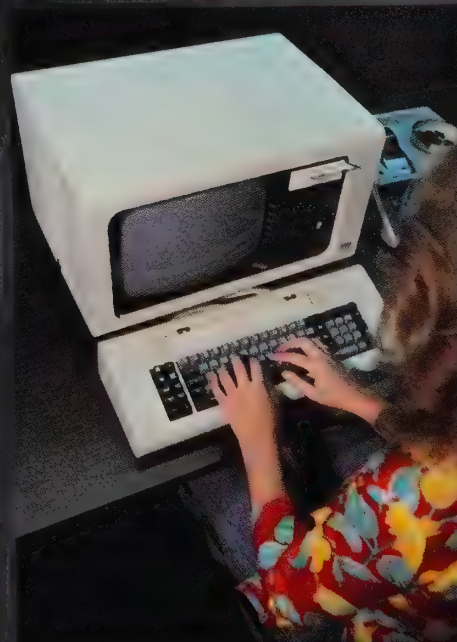
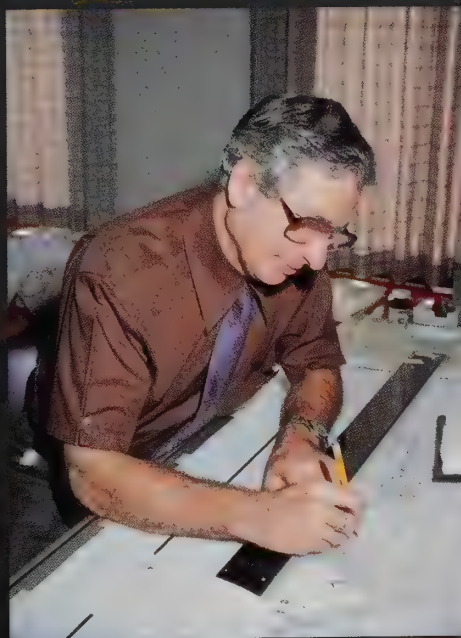


Professionalism

A half century of constant and growing achievement in construction has created a seasoned, dedicated and thoroughly professional staff at the Carl N. Swenson Co. Inc.

At every level, on every project, Swenson provides a totally committed and knowledgeable team of employees — some with over 25 years' experience.

People — the Company's backbone — ensure that every Swenson project receives total attention to detail and followthrough.



Thank You

We believe you have shared the secrets of success behind the Carl N. Swenson Company, Inc.

- A dynamic history since the 1920's.
- Professionalism and personal commitment.
- Teamwork
- Experience
- Financial strength

And shared Swenson's innovations in meeting the challenges of time and cost:

- Value engineering
- Management
- Design Coordination
- Compressed schedules
- Competitive bidding.

Finally, you are now acquainted with Swenson's substantial strengths in all phases of construction development and property management.

At Swenson, we insist on quality.

Quality at every level of operation and activity.

Quality in meeting every requirement of every client.



Lloyd Swenson
Financial Vice President

C.W. Swenson
President

Arnold Swenson
Executive Vice President

Ben Swig Men's Dormitory

University of Santa Clara, California



Carl N. Swenson Co., Inc.



Quality and Innovation in
Design, Development and Construction

95 South Market Street San Jose, California 95120
(408) 287-9550

Photography: Wisner
Development Markets

C. BONDING:

The Bonding for this project is easily within the capability of the RCF team. Please contact the following principal bonding agents with any questions you may have.

Mr. Ron Speno
R. G. Speno Inc.
888 Saratoga Avenue
San Jose, CA 95129

Mr. Ron Hoover
INA Bonding Facilities
One Embarcadero Center
San Francisco, CA 94111

A. FACILITY DESCRIPTION:

We have prepared a conceptual facility design based upon the programmatic information furnished by the County in their Request for a Bid Proposal. Our preliminary design has been planned to meet both the immediate needs as defined in the program and to provide for the future needs of Santa Rita.

The proposed facility will be designed to conform to the requirements of all State and Local Building Codes. It will be designed to conform to the guidelines of Title 15 of the California Administrative Code as well as the recommended standards as set forth by "The American Correctional Association". It should be noted however, that recognition of standards alone will not insure a constitutional and humane physical environment that will be safe for the inmates, the staff and the public. Design is influenced not only by physical plant and operational standards, but by case precedent as well. All these factors have a direct influence on the facility's function and space requirements. It is RCF's firm policy to evaluate all the factors that may have an effect upon the ultimate facility design and to work in concert with the County's staff to assure the best and most economical design possible.

The conceptual design of this facility provides for Central Booking/Administrative/Control unit to handle intake and release functions for inmates being processed into and out of the facility and to control movement of inmates, staff and public into, through and out of the facility. Fanning out from this central unit will be five distinct housing clusters, each with its own Local Administrative/Control unit. These five housing clusters will consist of; two maximum security clusters to house 672 inmates, one medium security cluster to house 288 inmates, one minimum security cluster to house 288 inmates and one maximum to minimum cluster to house 192 female inmates. In addition, there will be other support buildings for Central Kitchen/Bakery/Laundry, Fire Station, Farm and Vehicle Storage and Garage, Central Storage and Plant Maintenance, Medical Building and Multi-purpose/Gym/Auditorium/Chapel.

In order to allow for the segregated movement of inmates, staff and public we have provided an underground tunnel system connecting the Central/Booking/Administrative/Control with each of the Local Administrative/Control Buildings. This tunnel system will originate at Central Booking and fan out radially to each of the five Local/Administrative units. From each of the Local administrative units we propose to provide additional tunnels fanning out radially to each of the Housing Units. By utilizing this tunnel system for the movement of inmates and staff and the roof of the tunnels as a surface sidewalk for the movement of the public we can route all traffic from the Central Administration to the Local Administration unit and on to the Housing units with complete segregation. Strategically located fencing will limit public movement should they wander from the concrete paths provided.

The proposed complex is a low rise, low density concept with extremely space-efficient buildings and most buildings limited to two levels.

Expansion of housing facilities is permitted by "open end" site planning which allows space for future housing units.

It is entirely possible that this proposed complex might be used under different operational concepts in the future or that new developments may drastically affect the existing program. With this in mind, we suggest that support building design and construction be kept simple and interior arrangements be as flexible as possible.

In order to maintain a simple but uniform architectural theme we have maintained a uniformity for all the support buildings. For purposes of security control and staff use we have used a uniform arrangement of uniform security systems. Similar if not identical designs are used for all the housing and control units.

Overall site security was a major concern in the design of this facility. Area residents must be assured of their protection by the design and incorporation of several levels of detection and detainment systems. The security devices and systems are summarized in Part 3, Section C.

B. BUILDING TECHNOLOGY:

Our design of the entire facility has been directed towards providing a complex of buildings that will function as required, be of a construction that is most economical with regard to life cycle costs and maintain an appropriate architectural theme throughout the complex. All structures will be either one or two levels. Siding throughout will be of painted precast concrete. Structural roof, will in most cases, be made up of precast concrete panels with appropriate membrane roofing. In order to locate required service utilities in a secure zone, in the housing units, there will be Mansard type metal roofing surrounding each building perimeter to form an accessible utility chase. Each building will have specific variations to this theme according to its function, but such variations will be held to a minimum.

HOUSING UNITS:

These buildings will be similar, if not identical, throughout the entire complex. They will be constructed with concrete floors, precast concrete siding, and precast concrete structural roofs. All cells and secure rooms will be constructed with the RCF panelized system. This panelized system will consist of factory-built security units consisting of walls and ceilings of two inch (2") thick, sound insulated, hollow metal panels made into cell units that are factory-assembled complete with doors, windows, lighting, plumbing, ventilation and security furniture.

Some of the housing units will contain the segregated areas. All security program space as well as housing control is designed to minimize staffing. This housing control will provide for a one-officer operation of a building, door control, door monitoring, life safety monitoring, and communications both within/without the building.

Floors shall be unpainted concrete. Exterior walls shall be sealed and painted. Interior walls will be epoxy painted. Ceilings in cell areas will be epoxy painted while ceilings in dayroom areas will be sealed and painted. Security hardware shall be used throughout. Hardware in maximum and medium units shall be all maximum hardware. Hardware in minimum units shall be of no lower level than medium security rating.

SUPPORT BUILDINGS:

1. CENTRAL BOOKING/ADMINISTRATION/CONTROL:

This building will be a two-level structure. The first floor, or ground level, will house the program space needed to handle all complex entry and exit functions for inmate and public traffic. This will include: inmate booking, inmate transfer to and from courts, inmate release, all processing associated with the above mentioned procedures as well as public visiting. The second floor will house all general administrative offices and their associated functions. In addition to these levels we plan to provide an elevated central control tower for overall site security monitoring plus a below-ground inmate transfer system to handle inmate traffic from booking to local housing control and on to local housing units.

Floor construction throughout this building will be concrete. Exterior walls will be concrete. Ceilings for ground level security area will be plaster. Roof of administration area will be a combination of concrete and steel utilizing the "Mansard" theme. Interior walls will be a combination of concrete block and metal lath and plaster consistent with the security level required by the area use. Throughout the lower level, where inmate traffic will prevail, all hardware will be of the security type. In the upper administrative area commercial hardware will be provided except for the entrance to the security tower. Exterior walls will be sealed and painted, while interior walls will be epoxy painted. Floors on the ground level will receive vinyl tile. Office areas in upper administrative floors will be carpeted.

2. LOCAL ADMINISTRATION/CONTROL:

There will be five such buildings. Two for maximum/medium security housing and one each for the medium/minimum housing, medium/minimum housing and the women's housing. All these buildings will be single level, located central to their respective housing buildings. These buildings will be constructed of slab-on-grade concrete with concrete tilt-up walls and a panelized concrete roof. Interior walls will be concrete block. Exterior walls will be sealed and painted. Interior

walls will be epoxy painted. Floors will receive vinyl tile. Hardware throughout these buildings will be an appropriate security level hardware.

3. CENTRAL KITCHEN/BAKERY/LAUNDRY:

This building will be of concrete construction having concrete floors, walls, and roof. The ceiling will have a height appropriate with the use of the building. Exterior doors shall be of security type along with the hardware consistent with the possible use of inmate labor in its operation. Interior partitions shall be of concrete block finished with a hard surface with epoxy paint to permit easy cleaning. Floors shall be a quarry tile with appropriate drainage systems to allow flush type cleaning of the floor. Interior hardware shall be commercial grade.

4. CENTRAL PLANT/SHOPS:

This building shall be a slab-on-grade concrete floor, tilt-up concrete walls and a panelized wood roof. Interior partitions shall be concrete block walls. Floor shall be finished with a concrete hardener. Exterior walls shall be sealed and painted. Interior walls shall be painted. All doors and hardware shall be commercial quality suitable for the use of the building.

5. MEDICAL BUILDING:

This building shall be a slab-on-grade concrete floor, tilt-up concrete exterior walls and panelized concrete roof. Interior walls shall be concrete block with epoxy painting.

Floor finish in general shall be a vinyl asbestos tile. Interior walls shall be concrete block and painted with epoxy paint. Ceilings shall also be painted with epoxy paint to provide for easy cleaning. Cell rooms in the infirmary shall be of a medium security lead with security doors and hardware and security windows. All other areas in the building shall receive a minimum of medium security hardware.

6. MULTI-PURPOSE/GYM/AUDITORIUM/CHAPEL:

This building shall be a slab-on-grade concrete floor, tilt-up concrete exterior walls with a panelized wood roof system. Floor in gym area shall have rubberized gym flooring. Interior walls shall be concrete block. Other than gym area the floors shall receive a vinyl tile finish. Exterior walls shall be sealed and painted. Interior walls shall be painted. Exterior doors and hardware shall be a minimum of medium security. Interior doors and hardware shall be commercial other than the interior doors at the search areas.

C. SECURITY TECHNOLOGY:

Perimeter Security

The facility perimeter would be secured by multiple systems working in conjunction with one another. A double security fence would be provided by others and consisting of a twelve foot (12') high razor ribboned outer fence and an eight foot (8') high razor ribboned fence approximately forty feet (40') inside the outer fence.

Between the two perimeter fences, a microwave field disturbance system would provide outer perimeter alarm capability.

An inner perimeter alarm system, providing early warning via a buried field disturbance system, would be placed just outside the perimeter ring-road. This would create a "No Man's" area between the road and the perimeter fences. (This system is subject to FCC approval.)

Visual confirmation of all perimeter alarms would be provided by fully automatic and manually controllable exterior video cameras.

All perimeter alarm systems and video information would report to a central control tower.

Inmate Tunnel Control

Underground tunnels would provide for controlled inmate traffic between the housing units, the local administration buildings, the main administrative and booking building, the chapel, and the gymnasium/auditorium.

Each housing unit control station would control the housing unit end of the tunnels. The local administration building control station would control the intersection of tunnels underneath that building. A central tunnel control station would control the intersection of tunnels underneath the main administration and booking building during the two day shifts, and would control the entire tunnel system during the night shift.

Direct visual observation and video surveillance would provide complete visibility throughout the inmate tunnel system.

Panic Alarm System

A personal, portable, ultrasonically activated panic alarm system will provide zoned annunciation of panic situations to the nearest control station best able to respond and effect rescue for all staff in the underground tunnel system and other high risk areas. Civilian personnel work areas would also be protected by this system wherever the civilians would encounter inmates.

Public Access Security

All public personnel, accessing the facility for visiting purposes, would enter the facility from the Public/Staff parking area, be searched, and screened with metal detection equipment at the public section of the main administration and booking building. They would then be directed and allowed access to one of the five segmented and fence secured housing spokes. The public would travel via open, above ground walkways to the local housing administration building and be processed by the control operator. The control operator would pass the public through the local administration building and direct them to one of up to four housing buildings. Upon reaching the housing unit, the housing unit control operator would control the public's access into the visiting booth area.

At the minimum security housing segment, the public would be directed above ground via walkways straight to the Gymnasium/Auditorium/Chapel and processed by a control officer at the location for open contact visiting inside.

Control Station Areas of Responsibility:

All stations have appropriate door control, communications, video, etc. to accomplish assigned responsibilities. The security control points have the following responsibilities/capabilities.

A. Central Control Tower

1. Perimeter security
2. Site vehicle control
3. North perimeter gatehouse
4. North segment exterior surveillance
5. Central fire control
6. Radio communications (by County)
7. Intercom to booking, public, local administration, gatehouse, medical, fire station, housing, kitchen, gym, chapel

B. Booking Control

1. All access to Booking Area
2. Intercom to local administration buildings, and tunnel control, tower, public, gym, chapel, medical, kitchen, housing
3. Radio communications (by County)
4. Central computer terminal (by County)
5. Panic alarm for chapel, gym, medical, kitchen
6. Fire alarm for Public/Booking/Administration

C. Public Control

1. Public search and metal detect
2. Access through public area of Booking/Administration building to 5 housing segments local administration buildings
3. Intercom to booking, local administration, medical, gym
4. Computer terminal (by County)

D. Tunnel Control

1. All tunnel access at Administration/Booking Building
2. All tunnel panic alarm
3. Intercom to booking, local administration control and housing control
4. Computer terminal (by County)
5. Night access control of tunnel all the way to housing
6. Fire alarm for all tunnels

E. Local Administration Control

1. Tunnel control at local administration intersection
2. Public passage to housing units (except at min.)
3. Intercom to housing control, tunnel control, booking control, tower
4. Tunnel panic alarm from housing to central
5. Fire alarm for local and housing and tunnels to central and housing
6. Computer terminal (by County)

F. Housing Control

1. All access at housing unit
2. Fire alarm for housing unit and tunnel to local administration
3. Intercom to local administration, tunnel control, tower, booking
4. Computer terminal (by County)
5. Panic alarm for tunnel to local administration

G. North Gatehouse Control

1. Access through North perimeter gates
2. North gates microwave link
3. Intercom to tower, medical

H. Gymnasium/Auditorium Control

1. All access to gym
2. Intercom to minimum security local administration building, tunnel control, booking, public control, tower
3. Computer terminal (by County)
4. Panic alarm for gym
5. Fire alarm for gym

I. Chapel Control

1. All access to chapel
2. Intercom to tunnel control and minimum security administration building, booking, tower
3. Computer terminal (by County)
4. Panic alarm for chapel
5. Fire alarm for chapel

J. Medical Control

1. All access at medical building
2. Intercom to tower, gatehouse, booking, public control
3. Computer terminal (by County)
4. Panic alarm for medical
5. Fire alarm for medical

K. Kitchen Control

1. All access to Kitchen/Laundry
2. Intercom to tower, booking
3. Panic alarm for Kitchen/Laundry
4. Fire alarm for Kitchen/Laundry
5. Computer terminal (by County)

L. Fire Station

1. Intercom to tower

D. BID PRICE:

As requested by the County at the "bidders" meeting of April 12, both drawings and pricing have been prepared. Drawings are included in an appendix and our firm price is presented in the following manner.

1. BASELINE FACILITIES

The following items were called for by those County documents referenced in the Executive Summary and have been included in our bid price.

Central Booking/Administration/Control
Local Administration/Control (Five Buildings)
Central Kitchen/Bakery/Laundry
Central Storage/Plant/Fire/Garage/Post Office
Medical Building
Multi-Purpose/Gym/Auditorium
Housing Units
Tunnel System

2. ADDITIONAL ITEMS

The following items and features have been added over and above those specified by the County:

- o A complete package of security devices and systems including a perimeter detection system. These are fully discussed in the Part 3, Section C.
- o Staff and Visitor Parking
- o Fully Fenced (side & top) Recreation Areas
- o A site designed to easily accommodate future growth
- o Chapel Facilities
- o Allowance for Kitchen Equipment
- o Allowance for Food Transfer Equipment
- o Allowance for Bakery Equipment
- o Allowance for Gate House

Most of these additional items and/or features can be deleted. The RCF team will provide the appropriate deductible amounts upon request.

3. BID PRICE

The bid price for both the baseline facilities and the additional items is \$ 93,303,000.00.

Due to changing market conditions this price can only be held for thirty (30) days.

4. EXCLUSIONS

For clarification the following items are not included in any of the above costs.

- o Administrative office improvements such as drapes, special paneling, moveable partitions, wallpaper, etc.
- o Perimeter fencing
- o Plan check fees
- o Building permit
- o Any other State, County or City fees of any kind
- o Utility fees of any kind
- o Costs associated with providing level construction site (our price is based upon the County, providing a clear and level site with no underground obstructions).
- o Maintenance equipment
- o Shop equipment
- o Hobby, exercise and sport equipment
- o Office equipment and furniture
- o Chapel furnishings, special finishes and furniture
- o Hospital equipment and dental equipment
- o Costs associated with providing fire sprinklers in cells (our price is based upon smoke detectors only in each of the cells - as specified by the County).

E. DESIGN AND CONSTRUCTION SCHEDULE:

CONSTRUCTION

The RCF team is willing to commit to an 18-month building schedule for this facility once design drawings have been approved.

An aggressive building schedule like this can only be accomplished if the appropriate County agencies are willing to work in concert with the RCF team. We need the expertise and cooperation of such County agencies as Public Works and the Sheriff's Office.

If the County is receptive to this proposal and authorizes coordinating meetings with the appropriate County agencies, a detailed design and construction schedule will be prepared reflecting an 18-month construction period and showing the team involvement of the appropriate County agencies. Once all concerned commit to their respective time lines, a letter of authorization to proceed can start the full design process in motion.

DESIGN

By working on various portions of the design, in the appropriate sequence, it is possible that some work (both on and off site) can proceed prior to approval of all design drawings. However, the design and approval time line for most drawings would typically be 4-6 months. Such individual items as the hospital which require extensive State reviews may take longer.

Again, team work between the County and RCF group can be very beneficial during the design period. The more we cooperate the faster various elements of construction can proceed prior to full design approval and the faster a full set of design drawings will be achieved.

F. FINANCING ALTERNATIVE

Shearson/American Express Inc.

1 FINANCIAL AGENT
Public Finance Division

Shearson/American Express Inc. is pleased to respond to the RCF Inc and Carl N Swenson Inc's request to arrange financing for the replacement of the Santa Rita jail. For this project we envision a public offering of securities which is outlined in detail later.

The following is a description of the capability of Shearson/American Express Inc. in Public Finance and of the staff who will be working on this project.

Services. As one of the few nationally prominent public finance investment banking firms offering its municipal clients both investment banking and financial advisory services, Shearson/American Express enjoys a reputation for excellence and quality in the financial architecture and the public sale of tax-exempt securities. The Public Finance Department is composed of over 30 professionals in 8 regional offices including Los Angeles, San Francisco, New York, Miami, New Orleans, Tallahassee, Kansas City and Chicago, who collectively, have a broad experience in the structuring and financing of a wide variety of municipal programs. However, for each of the functional areas of public finance (i.e. state and local government single-family and multifamily housing, urban development and redevelopment, health care, public power, industrial development resource recovery, project finance and general obligation financing; as well as complex debt reorganization and advance refundings) Shearson/American Express' Public Finance Department has a functional expert with extensive experience in that particular area. This type of organization has proven extremely successful for our firm. In 1981 alone, the Public Finance Department acted as manager, co-manager or financial advisor for 67 completed transactions with an aggregate par value in excess of \$2.4 billion and has managed or co-managed over \$20 billion financings in the last five years.

Capital Strength. Shearson's capital, currently in excess of \$500 million, is the second largest in the securities industry. Together with its parent company, American Express Co., pro forma equity capital is nearly \$2.5 billion. By most measures, Shearson/American Express is financially the most successful major diversified firm in the securities industry. The firm's current return on equity and net pretax margins are the highest of any such firm in the industry.

Distribution Strength. Shearson/American Express' brokerage system consists of over 4,195 sales personnel located in 324 domestic branch offices and 17 foreign offices. This is the second largest brokerage operation in the securities industry. More important than its sheer size is the fact that Shearson/American Express' brokerage system is the most productive per salesperson of the major retail operations in the securities industry. As a

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Shearson/American Express

managing underwriter, Shearson/American Express draws upon many of its resources in structuring a public offering. The firm's broad retail coverage and its deep penetration into the institutional market provide its investment banking division with maximum sensitivity for the interests of each of these major purchasing groups. This capability is critical in terms of judging each group's receptivity to the various features of a proposed offering. Also, our large national sales force enables Shearson/American Express to exercise a tremendous degree of control in obtaining the most advantageous geographic distribution and retail/institutional balance of sales for the issuer. Our strength in the area of municipal bond sales is clearly supported by an average daily gross amount figure, established in January of this year, that places our brokerage revenue for municipal bonds alone in excess of \$123 million daily.

Professional Staff

Donald W Leahy, Jr, Assistant Vice President, joined the Public Finance Department in the Los Angeles office, in November, 1982. Prior to joining Shearson/American Express Inc., Mr. Leahy was responsible for the municipal lease portfolio of First Interstate Bank of California and implemented the municipal leasing program for Lloyds Bank California. On behalf of the two banks, Mr. Leahy financed various types of equipment and facilities for cities, counties, special districts, school districts and state agencies. He now has responsibility for all municipal leasing activities within Shearson/American Express Inc. Mr. Leahy has a total of more than eight years of experience in municipal finance. Mr. Leahy graduated from Loyola University in Los Angeles with a Bachelor's Degree in Business Administration.

Mark W. Johnson, Vice President, is located in the San Francisco regional headquarters office of the Public Finance Department. He has fourteen years' experience in investment banking, management consulting and public administration, including the lease-purchase financing of various municipal facilities. Mr Johnson and Mr Leahy are responsible for developing the lease purchase financing option for RCF jail and prison projects. Mr Johnson graduated from Claremont Men's College in 1969 with a degree in economics.

Napoleon Brandford, Assistant Vice President, is a graduate of the University of Southern California where he received a Master's Degree in Public Administration with a specialization in "Administration of Local Government". For four years prior to joining the firm, Mr Brandford was Chief Assistant to the Finance Director of Metropolitan Dade County, Florida. During that time he coordinated the structuring and marketing of 37 bond issues with 12 different security pledges, totalling over \$1.1 billion. In addition to these duties he served as Executive Director to the Quasi-Autonomous Housing Finance Authority and Health Facilities Authority. As Chief Assistant, he also helped to develop a Master Lease Agreement using Certificates of Participation to purchase major capital equipment and buildings.



Shearson/American Express

2 FINANCING PROGRAM

RCF Inc and Carl N Swenson Inc have explored various financing plans for the Santa Rita jail replacement with Shearson/American Express Inc and Manatt Phelps Rothenberg and Tunney, Attorneys, (a nationally recognized bond counsel firm) and are pleased to include the following lease purchase finance plan as a part of this preliminary proposal. This plan enables the County of Alameda to design and construct the replacement facility with no immediate expenditure of funds. As soon as the facilities were completed and available for occupancy, the County would appropriate annual rentals for the term of the lease.

Lease Purchase

RCP Inc will design and Carl N Swenson Inc will construct and lease the facility to the County of Alameda. The terms and conditions of the lease will be contained in the Lease Purchase Contract. Under the terms of the Contract, the County will acquire the facility at the end of the contract term for no additional consideration. The frequency of lease payments and financing period will be negotiated; semiannual rent payments over a fifteen to twenty year period might be expected.

Swenson will assign to an escrow or trustee bank its rights to receive the lease payments. The bank, pursuant to a Purchase Agreement, will create Certificates of Participation in the lease. The Certificates, evidencing a right to receive a share of lease payments, will be sold by Shearson/American Express Inc., to the investing public.

A nationally recognized bond counsel firm to be selected by Alameda County will render an opinion that the interest portion of the Certificates is exempt from federal and state income taxes. Counsel also opines on the validity of the contract and issuance of the Certificates.

The Certificates are sold to the public or institutional investors pursuant to an Official Statement. This document is reviewed and approved by all parties to the transaction. Certificates of Participation generally are structured to resemble tax-exempt municipal bonds. Accordingly, municipal bond market conditions and the credit of the County will determine interest rates at the time of sale. The Lease Purchase Contract is structured so the lease payments, plus other moneys from reserve funds is sufficient to pay principal and interest on the Certificates and administration costs.

Certificate proceeds will be applied at closing to the following accounts and for the following purposes:



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1. The Construction Fund - This is the reservoir for the major portion of Certificate proceeds. Disbursements are made by the Trustee/Escrow Agent upon authorization of the County. The actual payment of Swenson's invoice for a progress payment will be made at the direction of a representative of the County. The Trustee/Escrow Agent will remit the amount directly to Swenson. The County will authorize payments to Swenson upon completion of predetermined milestones.
2. Contingency Fund - This fund enables the County to retain the right, under certain circumstances, to change the specifications of the facility being acquired pursuant to the contract after the Underwriter has purchased the Certificates.
3. Capitalized Interest - Interest will accrue on the Certificates from the time of issuance. Since the facility will be constructed over a period of time after the Certificates are issued, and interest earnings may not be sufficient to fully cover accrued interest on the Certificates, provision is sometimes necessary for capitalized interest.
4. Reserve Fund - A reserve fund will be established with a portion of initial Certificate proceeds to be used solely for the payment of principal and interest on the Certificates to the extent other moneys are not available in accordance with expectations. The funds can earn interest at an unrestricted yield without arbitrage considerations, provided the amount is no more than a "minor portion" of Certificate proceeds. No more than fifteen percent of the proceeds will be invested in the Reserve Fund. The Reserve Fund will be applied to the payment of the final year's rent.
5. Cost of Issuance Expenses - The certificates are usually sold to the public at par. The underwriter discount, legal fees, rating agency fees, printing expense and other items are paid from Certificate proceeds.

The County will make periodic lease payments under the Contract to the Trustee/Escrow Agent, who will deposit the payments to the Certificate Payment Account. Certificate holders will be paid on a semi-annual basis from the Certificate Payment Account. The County's payments will be temporarily invested by the Trustee/Escrow Agent, at the direction of the County, while awaiting semi-annual distribution to the investors. Any such temporary investment earning will accrue as a rent offset to the benefit of the County.



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Lease-Purchase Documents (subject to negotiation)

Shearson agrees under the Contract to deposit with the Escrow Agent the construction fund requirement. The purchase price of the facility will be made from amounts held by the Trustee/Escrow Agent in the Construction Fund. The County has various obligations under the Contract. Included among these are the following:

1. Maintain the facility and keep it in good repair;
2. Pay all taxes and license fees;
3. Maintain adequate casualty insurance or otherwise provide assurance against loss due to facility damage;
4. Make lease payments from legally available funds, sufficient to pay, when due, the annual principal and interest due with respect to the Certificates.

The Trustee/Escrow Agent, appointed under the Trust/Escrow Agreement, is the depository for funds, and also prepares and delivers the Certificates. The various funds discussed elsewhere herein are created by the Trust/Escrow Agreement.

Obligations of the Trustee/Escrow Agent under the Trust/Escrow Agreement include the following:

1. Reinvest all moneys held under the agreement in qualified investments upon order of a representative of the County;
2. Deposit any net proceeds of insurance from destruction of the facility into the Insurance Fund. These proceeds will be used to replace the facility, if requested by the County, or be used for redemption of outstanding Certificates;
3. Take appropriate action as required by the Trust/Escrow Agreement upon an occurrence of an event of default by the County.

Underwriting Services

The services Shearson/American Express generally provides under Certificate of Participation financings are listed below:

1. Consult with bond counsel and the County in developing the necessary financing documents under which the securities will be issued or sold and secured;



Shearson/American Express

2. In conjunction with County's staff, coordinate the selection of a Trustee/Escrow Agent for the certificate of participation program and assist legal counsel in preparation of a list of services required of the Trustee/Escrow Agent;
3. Conduct or review cash flow analyses that evaluate the revenue derived from the financing program, determine the optimum maturity structure based on market conditions and security provisions and recommend an investment program to maximize yield on investable funds;
4. Develop, on behalf of and under the direction of the County and in concert with the County's legal counsel, the Preliminary and Final Official Statement for the certificates, which will serve as the primary marketing document. The Official Statement is to be designed to disclose pertinent financial, legal and economic data in order to, among other things, enable prospective certificate holders to evaluate the security of the certificates;
5. Develop with the County a presentation to rating agencies to obtain a rating on certificates prior to their sale;
6. Develop a market for the certificates:

The major function of the Managing Underwriter is the actual marketing of the certificates. In this respect, the Managing Underwriter will arrange and conduct such tours by representatives of institutional investors as may be deemed appropriate or advisable at the time and conduct information meetings in major financial centers as may be deemed appropriate;

7. As Managing Underwriter, we will use our best efforts to accomplish the formal marketing of the certificates which should be accomplished at the earliest date possible consistent with sound investment banking and underwriting principles. It is intended that, once purchased by the Managing Underwriter the certificates will be re-offered to the public on the basis of an immediate "bona fide public offering". The Managing Underwriter may form a group of investment banking firms for the purpose of underwriting and selling the certificates. As an alternative, the Managing Underwriter may attempt a private placement of the certificates.

At the designated time of sale of the certificates, the Managing Underwriter will purchase the certificates, subject to pertinent resolutions and leases, the Official Statement, a minimum rating of investment grade ("Baa" or "BBB") by either Moody's Investors Service or Standard & Poor's Corporation, and all other necessary documents, approvals, and proceedings governing such bonds or certificates having been determined by legal counsel, the County, and the Managing Underwriter to be satisfactory in all respects for financing purposes.



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At least one day prior to the submission of any such formal offer to the County for the purchase of the certificates, the Managing Underwriter will indicate to the County the interest rate or rates, the purchase price from the Trustee/Escrow Bank, and public offering price of the certificates which the Managing Underwriter then estimates will be included in such offer; and

8. Other Duties of the Managing Underwriter:

In addition to the above, there are a number of other functions which are to be performed by the Managing Underwriter. These additional duties include, but are not limited to, attending meetings or making presentations concerning the financing, the County, and certificates at such times and places requested by the County and its economic and legal consultants in the preparation of all the documentation attendant to the actual delivery of the certificates.



Shearson/American Express

3 SIMILAR PROJECTS INVOLVING PRIVATE FINANCING OF PUBLIC PROJECTS

In addition to over \$20 billion in municipal bond financings over the past five years, Shearson/American Express completed 26 municipal lease purchase financings in the past two years. Twenty four of these transactions were completed as private placements, two as public offerings of Certificates of Participation. The following is a list of the involved issuers:

- City of Clarksdale
- City of Brunswick
- State of Ohio
- San Francisco Bay Area Rapid Transit District
- City of Los Angeles (2)
- City of Lincoln
- City of Memphis
- City of Milwaukee
- North West Missouri University
- County of San Diego
- State of California (4)
- State of Maryland
- State of Texas
- City of Westland
- State of Nebraska
- Columbus Technological Institute
- Southern California Rapid Transit District (2)
- City of Santa Fe
- City of Lincoln
- State of Michigan
- City of Baltimore

APPENDIX A
STAFFING ANALYSIS

POSITION	NO. OF SH #1	STAFF PER SH #2	SHIFT SH #3	SHIFT/ POSITION	SUB/ TOTAL	X	RELIEF FAC: 1.77	=	TOTAL POS REQUIRED
<u>CENTRAL KITCHEN - BAKERY</u>									
Cook	3	3	0	6					
Baker	2	0	0	2					
Assistants									
Mess Sargeant	2	2	0	4					
Food Service Manager/Control	1	1	0	2					
Clerks	1	0	0	1					
Receiving/Stores Keeper	1	0	0	1					
	10	6	0		16				28
<u>LAUNDRY</u>									
Director	1	0	0	1					
Mend/Machinery	3	0	0	3					
Assistant									
	4	0	0		4				7
<u>PLANT SERVICES</u>									
Fire Station	3	3	3	9					
Farming	2	0	0	2					
Garage	2	0	0	2					
	7	3	3		13				23

APPENDIX A
STAFFING ANALYSIS

POSITION	NO. OF SH #1	STAFF PER SH #2	SHIFT SH #3	SHIFT/ POSITION	SUB/ TOTAL	X	RELIEF FAC: 1.77	=	TOTAL POS REQUIRED
<u>CENTRAL PLANT - STORES</u>									
Building Supervisor/Maintenance	1	0	0	1					
Mechanical	1	0	0	1					
Plumbing	1	0	0	1					
Electrical	1	0	0	1					
Carpentry	1	0	0	1					
Heat & Refrigeration (Sheet Metal)	1	0	0	1					
Welding	1	0	0	1					
Machine	1	0	0	1					
Painting	1	0	0	1					
Printer	2	0	0	2					
Post Office	2	0	0	2					
	13	0	0		13				23
<u>HEALTH SERVICES</u>									
Physician	1	0	0	1					
Nurse	2	1	1	4					
Dentist	1	0	0	1					
Dental Assistant	1	0	0	1					
Technician/Orderly	1	1	1	3					
Pharmacist	1	1	0	2					
Methadone Program	1	0	0	1					
Clerk	1	0	0	1					
Admit. Officer/Control	1	1	1	3					
	10	4	3		17				30

APPENDIX A
STAFFING ANALYSIS

POSITION	NO. OF SH #1	STAFF PER SH #2	SHIFT SH #3	SHIFT/ POSITION	SUB/ TOTAL	X	RELIEF FAC: 1.77	=	TOTAL POS REQUIRED
<u>CENTRAL PLANT - STORES</u>									
Building Supervisor/Maintenance	1	0	0	1					
<u>AUDITORIUM - VISITING</u>									
Resident Search Officer	.50	.00	.00	.50					
Reception	.50	.00	.00	.50					
Officer/Guard	3.00	.00	.00	3.00					
	4	0	0		4				7
<u>CHAPEL</u>									
Chaplain	1	0	0	1					
	1	0	0		1				1
<u>BOOKING/ADMINISTRATION</u>									
BOOKING & BOOKING CONTROL									
Intake/Release Supervisor	1	1	1	3					
Intake/Release Officer	2	2	2	6					
Clothing/Prop. Officer	1	1	1	3					
Internal Movement Officer	2	2	2	6					
Courtroom Officer	2	0	0	2					

APPENDIX A
STAFFING ANALYSIS

POSITION	NO. OF SH #1	STAFF PER SH #2	SHIFT SH #3	SHIFT/ POSITION	SUB/ TOTAL	X	RELIEF FAC: 1.77	=	TOTAL POS REQUIRED
<u>BOOKING/ADMINISTRATION</u> (Continued)									
PUBLIC									
Reception/Control	1	1	0	2					
Visitor Search/Guard	2	1	0	3					
ADMINISTRATION									
Chief	1	0	0	1					
Executive Secretary	3	0	0	3					
Captain	1	0	0	1					
Lieutenant	1	0	0	1					
Personnel Director	1	0	0	1					
Receptionist/Typist	3	0	0	3					
Record Clerk	1	0	0	1					
Switchboard/Communications	1	1	1	3					
INMATE SERVICES OFFICE									
Director	1	0	0	1					
Secretary	1	0	0	1					
Counseling	1	0	0	1					
Probation Officer	1	0	0	1					
Secretary/Clerk	1	0	0	1					
Law Librarian	1	0	0	1					
Library Clerk	2	0	0	2					

APPENDIX A
STAFFING ANALYSIS

POSITION	NO. OF SH #1	STAFF PER SH #2	SHIFT SH #3	SHIFT/ POSITION	SUB/ TOTAL	X	RELIEF FAC: 1.77	=	TOTAL POS REQUIRED
<u>BOOKING/ADMINISTRATION</u> (Continued)									
CENTRAL CONTROL									
Tower Control	1	1	1	3					
Tunnel Control	1	1	1	3					
North Gate House	1	0	0	1					
Chaplain	1	0	0	1					
	34	11	9		54				96
<u>LOCAL CUSTODY/ADMINISTRATION</u>									
Unit Supervisor	5	0	0	5					
Control	5	5	0	10					
	10	5	0		15				27
<u>PROGRAM RESOURCE</u>									
Barber/Hairdresser	1.00	.00	.00	1.00					
Recreation Director	1.00	.00	.00	1.00					
	2	0	0		2				4
<u>INMATE HOUSING</u>									
Housing Control	15	15	15	45					
Dayroom Officer	30	30	0	60					
	45	45	15		105				186
TOTALS					244				432

APPENDIX B

AFFIRMATIVE ACTION PROGRAM

Because the Construction Manager/General Contractor, member of the RCF team, has done and is doing work in Alameda County, they are very familiar with and committed to the County's Affirmative Action employment goals.

The Carl N. Swenson Co., Inc. has a very positive Affirmative Action policy in place. Since they will control all on-site activity their Affirmative Action Program will be the guide.

For reference, the implementation portion of their Affirmative Action Program is attached.

RESPONSIBILITY FOR IMPLEMENTATION

The contractor's Equal Opportunity Officer is Philip S. Mirenda, 95 South Market Street, P. O. Box 1337, San Jose, California 95109. Its Associate EEO Officer is Thomas J. Pond, 95 South Market Street, P. O. Box 1337, San Jose, California 95109. The contractor's EEO Officer will coordinate the contractor's Affirmative Action Program. The contractor's EEO Officer shall investigate any complaint of discrimination and, if he finds such to be true, shall institute all necessary procedures to correct such discrimination. The EEO Officer will periodically review the contractor's Affirmative Action Program and will initiate and establish, as necessary, changes to assure that the program does affirmatively fulfill the contractor's obligation to establish a workable Affirmative Action Program.

The contractor's EEO Officer will inform and diligently instruct new and existing supervisory employees of the contractor's policy of Equal Employment Opportunity in regard to hiring, promotion, demotion, and termination of employees. The EEO Officer will obtain the supervisory employee's commitment to affirmatively follow and enforce and Equal Employment Opportunity Program within the area over which they have supervisory authority. The company and EEO Administrator will periodically review with the supervisors their responsibility to follow an Affirmative Action Program. The contractor will, at its Annual Meeting, Supervisory Conferences, and all other meetings, provide opportunity for the contractor's EEO Officer or his designated representative to review and instruct Supervisory employees in their responsibilities under the contractor's Affirmative Action Program.

group representation within the unions and effecting greater numbers of female and minority group referrals from the unions. The contractor will meet regularly with these various union representatives to seek ways on increasing the number of female and minority group journeymen and apprentices within the unions, the training programs and the referral system.

The contractor agrees to solicit, by letter and personal contact, the employment of female and minority group subcontractors and subcontractors with female and minority group representation among their employees on jobs which said subcontractors may be reasonably competitive. Information to help identify such subcontractors will be obtained from women's and minority group organizations, contractor organizations, the Small Business Administration, and other Federal or State agencies. The contractor will, where such female and minority group subcontractors are available, offer to counsel and otherwise offer assistance to help those subcontractors.

The contractor has designated its Equal Employment Opportunity Officer as liaison officer to administer the Contractor's Small Business and Minority Business Enterprises Program.

This company agrees to keep such records as are necessary to determine compliance with the progress under the company's Equal Employment Opportunity Program. The records kept by the company will be designed to indicate (1) the number of female and minority group members employed in each work classification during each period of contract performance, (2) to the extent permissible under State law, the name and address of each female and minority group applicant for employment who has not hired and the reason therefor, (3) the progress being made in cooperation with the unions to increase female and minority group employment opportunities (applicable

The contractor's EEO Officer will continue to participate in the Joint Apprenticeship Committees to achieve equality of opportunity for female and minority group applicants, and will encourage and support guidance by the Joint Apprenticeship Committees of applicants, particularly at the junior high school level, to aid applicants at an early age in the selection of courses for careers they want to pursue. This contractor participates in the program to actively seek and sponsor members of female and minority groups for pre-apprenticeship training. The company will, through its Equal Employment Opportunity Officer, continue to assist female youths and youths of the minority groups to enter apprenticeship programs and also will work with the Associated General Contractors of California, Inc. to aid in the same program.

To improve opportunities for the upgrading of members of the construction force, we will personally contact women and members of minority groups on the job and confer with them as to their abilities in other fields to see if upgrading is possible. This company seeks to upgrade members of the construction industry and encourages referrals and applications for journeymen positions from women's and minority groups and utilizes the resources of Training Centers and Skill Banks for referrals of experienced minority group persons in construction crafts.

APPENDIX C
SITE LAYOUT AND DRAWINGS

PROPOSED

SANTA RITA

JAIL FACILITIES

COUNTY OF ALAMEDA

BOARD OF SUPERVISORS

SUPERVISOR DON EXCELL
 SUPERVISOR CHARLES SANTANA
 SUPERVISOR JOSEPH BORT
 SUPERVISOR FRED COOPER
 SUPERVISOR JOHN GEORGE CHAIRMAN

COUNTY ADMINISTRATOR

MEL HING

SHERIFF

GLENN DYER

ARCHITECT

CLIFF PETERSEN A.I.A.
 CARL N. SWENSON CO. INC.

GENERAL CONTRACTOR

CARL N. SWENSON CO. INC.
 SAN JOSE CALIF.

DETENTION FACILITIES

R.C.F. COMPANY
 HAYWARD CALIF.

DETENTION EQUIPMENTS

UNIVERSAL SECURITY PRODUCTS INC.
 HAYWARD CALIF.

MECHANICAL CONTRACTOR

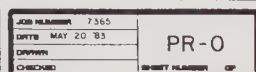
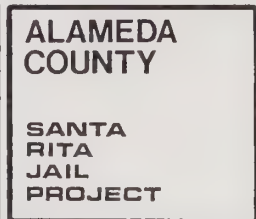
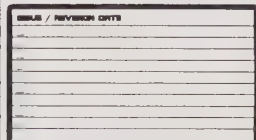
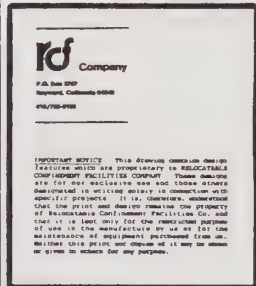
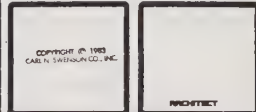
SAM P. WALLACE
 OAKLAND CALIF.

ELECTRICAL CONTRACTOR

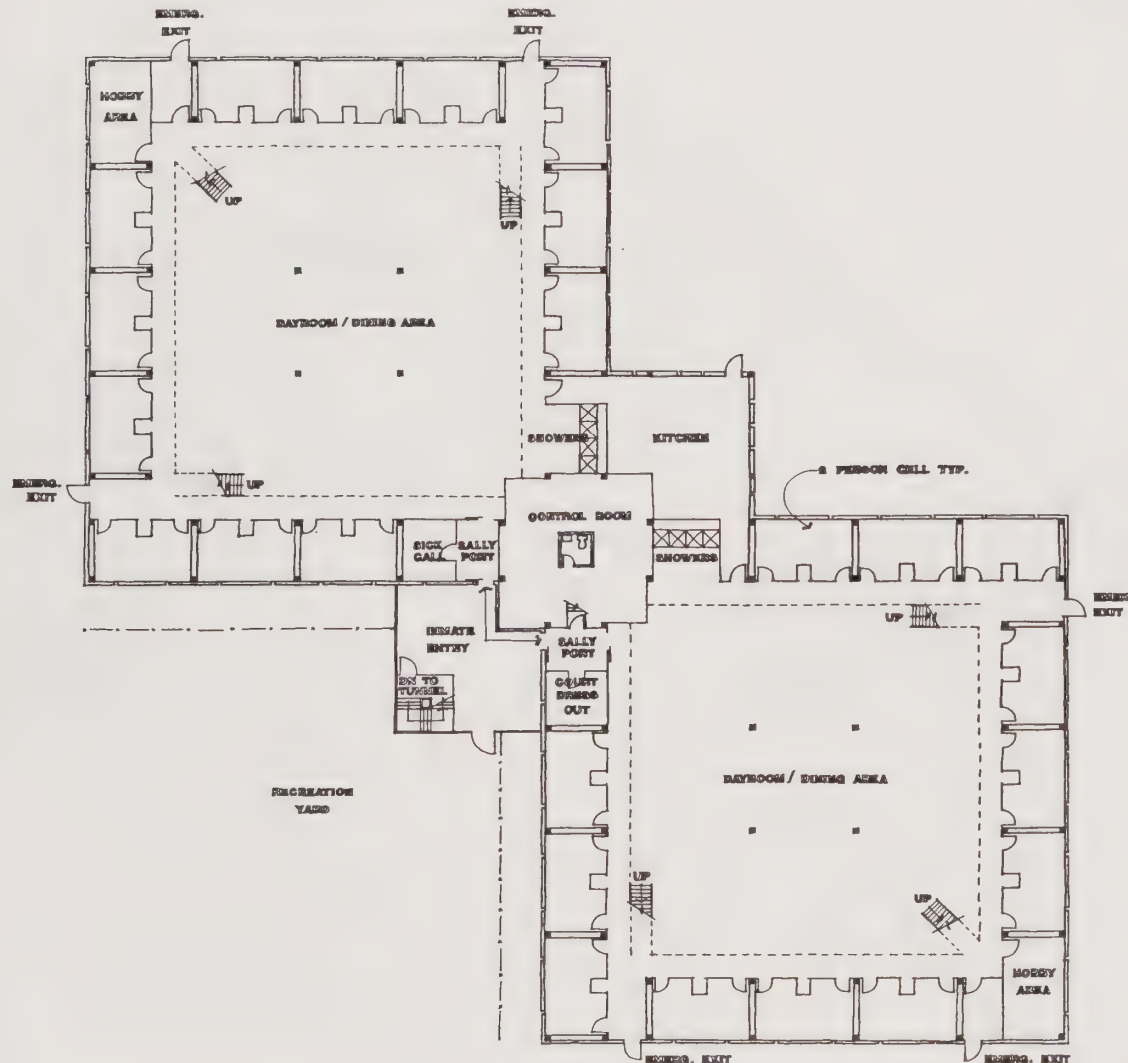
ROSENDIN ELECTRIC CO.
 SAN JOSE CALIF.

FIRE SPRINKLER CONTRACTOR

M.I.C.A. FIRE PROTECTION
 LOS GATOS CALIF.



FILE NUMBER 7365	PR-2
DATE 20 MAY 1963	
CORRECTION	
CHECKED	

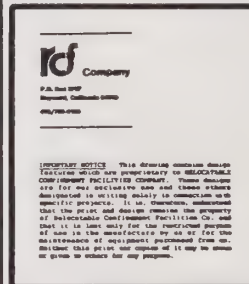


GROUND FLOOR PLAN

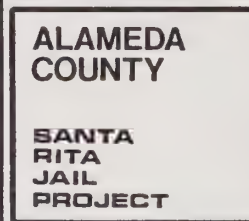
1/8" = 1'-0"

10 10

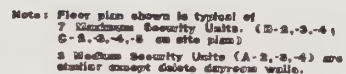
150



REVISION / REVISION DATE
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DATE: 20 MAY 1983	PR-4
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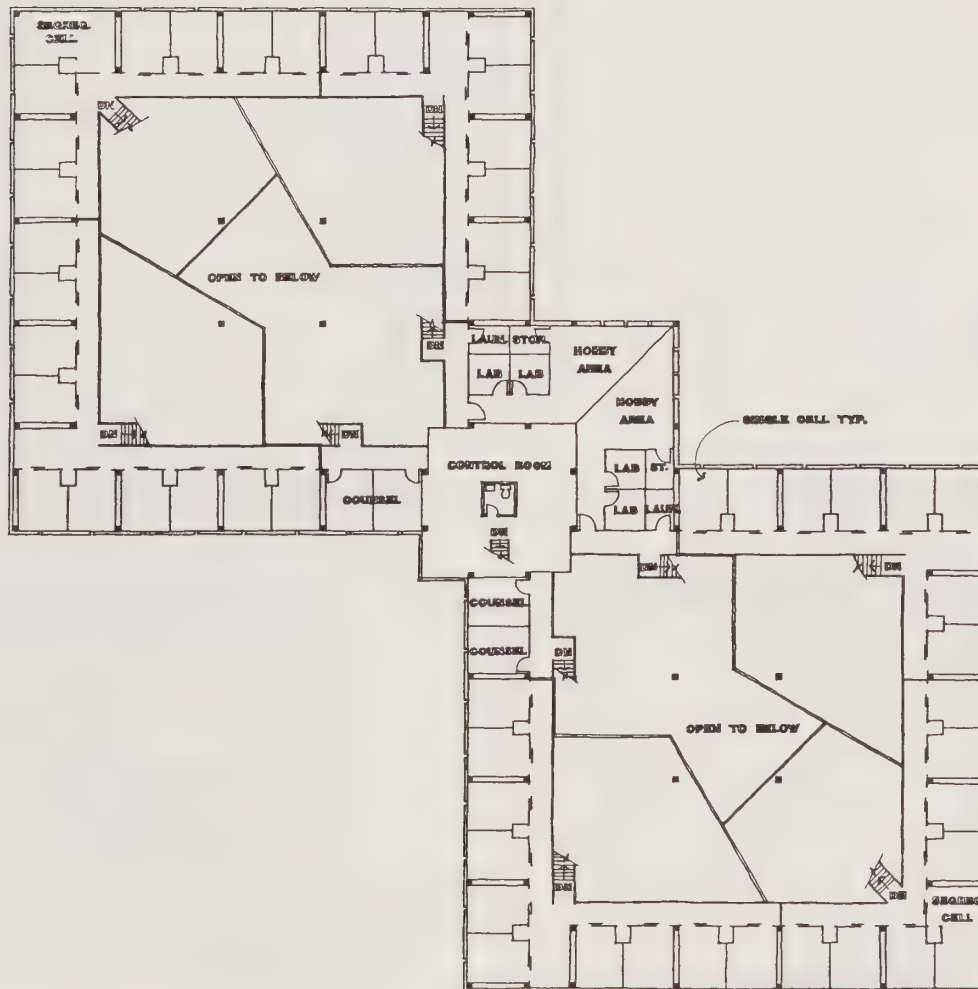

$$1/8'' \equiv 1' - 0''$$

10 10

150



JOB NUMBER 7365	PR-6
DATE 20 MAY 1963	
CROWN	
CHECKED	
	INSPECTOR PLANNED



SECOND FLOOR PLAN

1/8" = 1'-0"



CARL N. SWENSON & CO., INC.

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SAN JOSE, CALIFORNIA 95128

ARCHITECTS & INTERIORS

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ALAMEDA COUNTY

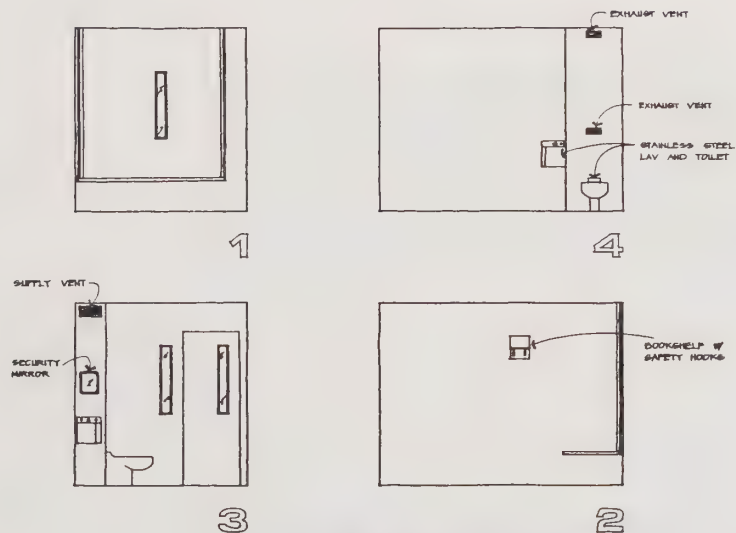
SANTA RITA JAIL PROJECT

**MAXIMUM SECURITY
SECOND FLOOR PLAN**

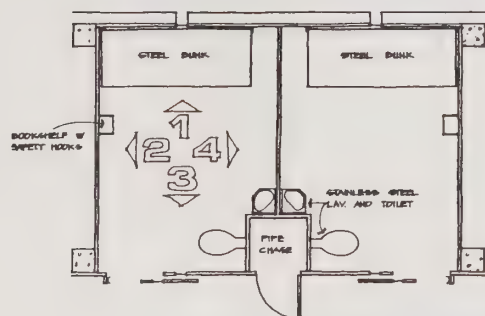
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DATE 20 MAY 1983
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PR-7

PROJECT NUMBER 07



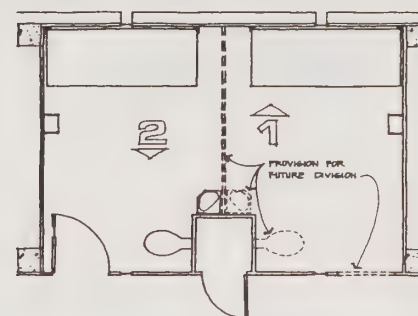
ELEVATIONS



PLAN 'A'



ELEVATIONS



PLAN 'B'

1/2" = 1'-0"

0 1 5 10



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PROJECT

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ALAMEDA COUNTY

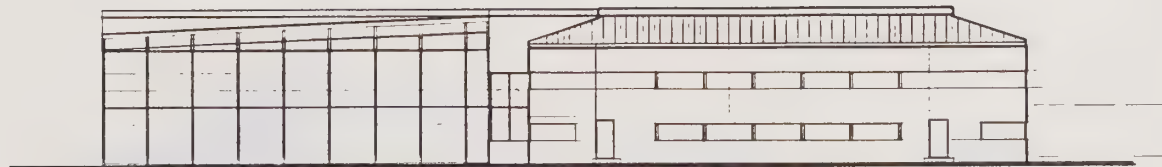
SANTA RITA JAIL PROJECT

TYPICAL HOUSING CELL PLAN & ELEVATIONS

JOB NUMBER 7355
DATE 20 MAY 1983
DRAWN
CHECKED

PR-8

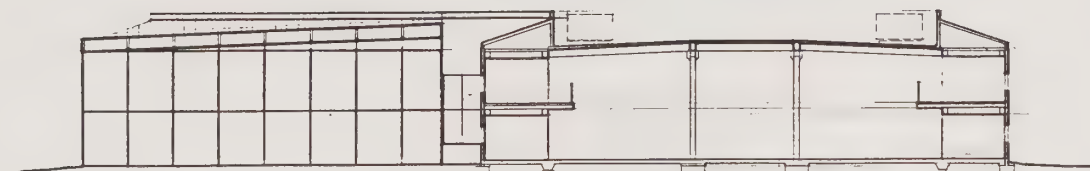
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ELEVATION



ELEVATION

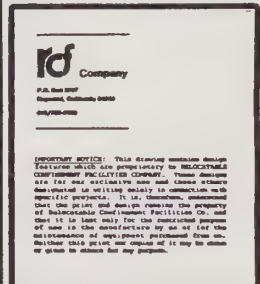
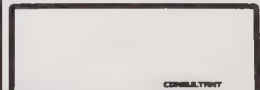


SECTION

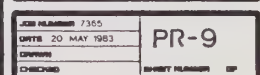
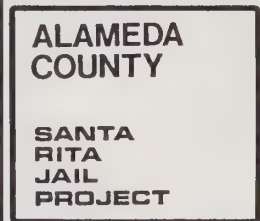
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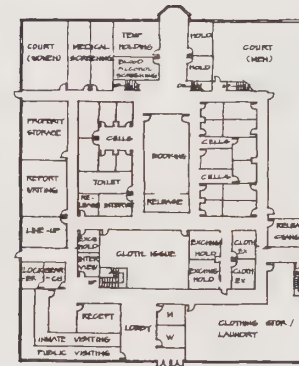
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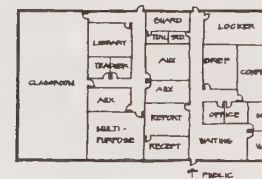


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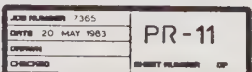
GROSS S.F. : 34,139

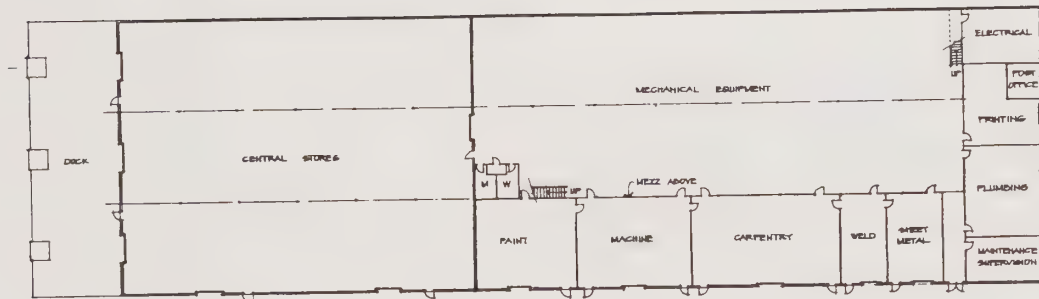


gross B.F. : 7,150

$$1'' = 20' - 0''$$

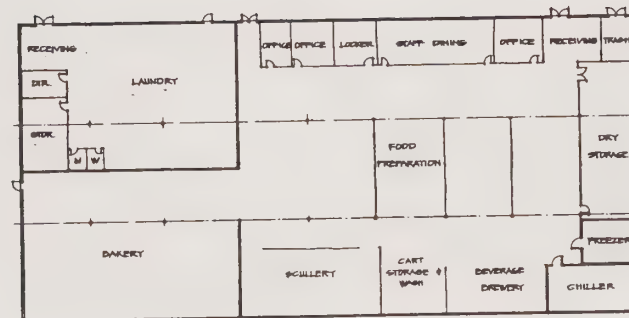
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CENTRAL PLANT

GROSS S.F.: 58,900

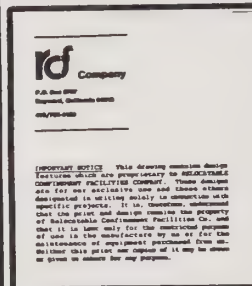


KITCHEN / LAUNDRY

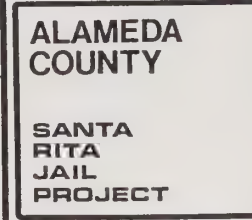
GROSS S.F.: 891,00

1" = 20'-0"

0 10 50 100



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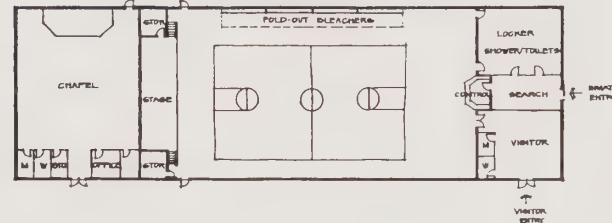


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DATE 20 MAY 1993	
DESIGNER	
CHECKED	



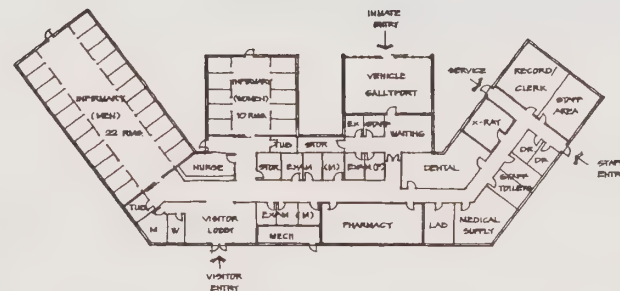
FIRE, GARAGE & FARMING

00000 S.F. 7,000



CHAPEL / GYMNASIUM

00000 S.F. 10,000



MEDICAL SERVICE

00000 S.F. 15,000

1" = 20'-0"

0 10 50 100



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ALAMEDA COUNTY

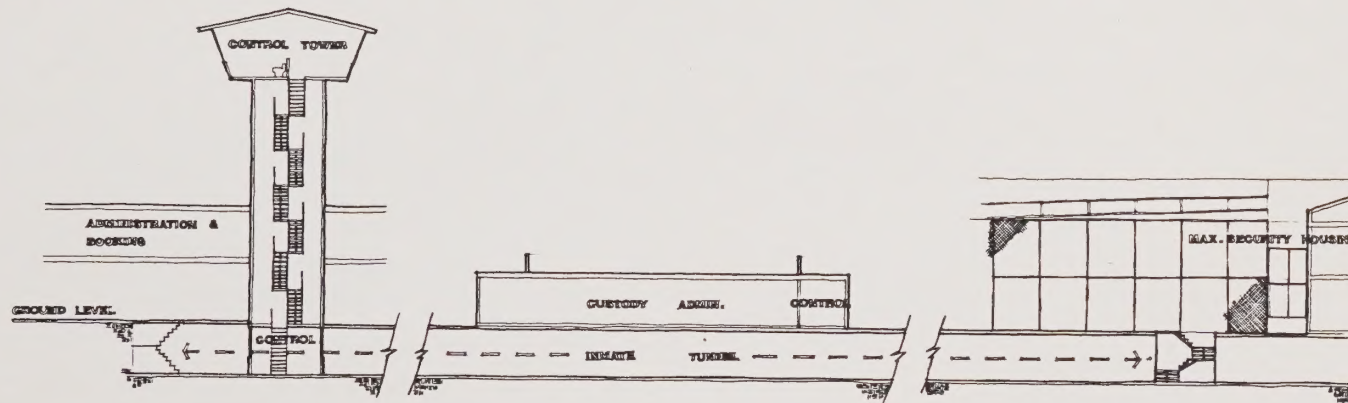
SANTA RITA JAIL PROJECT

GYMNASIUM, MEDICAL & FIREHOUSE

JOB NUMBER 7365
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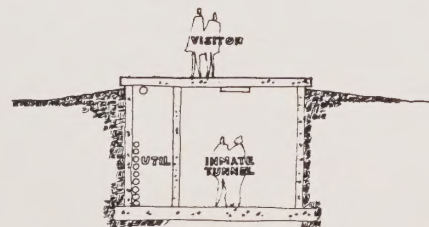
PR-13

SHEET NUMBER 07



SECTION CONTROL TOWER & INMATE TUNNEL

1" = 10'-0" 0 10 50



INMATE TRANSPORT TUNNEL

1/4" = 1'-0" 0 1 5 10 20

ARCHITECTURAL DEPARTMENT
CLIFFORD L. PETERSEN, AIA
PRINCIPAL ARCHITECTS

CARL N. SWENSON CO., INC.
1905 SOUTH HAWKEYE STREET SUITE 600
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DESIGN & CONSTRUCTION

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SANTA RITA JAIL PROJECT

SECTION TOWER & INMATE TUNNEL
SECTION TUNNEL

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